

**King County Consolidated Housing  
And Community Development Plan  
2005-2009**

**Draft for Public Review and Comment  
Available August 13, 2004**

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## I. INTRODUCTION

### ➤ 1. Consolidated Plan Purpose

The King County Consortium's *Consolidated Housing and Community Development Plan for 2005-2009* serves as a consolidated application and plan for the use of certain federal housing and community development funds in King County outside the City of Seattle.

Following guidelines established by the U.S. Department of Housing and Urban Development, King County prepares the *Consolidated Plan* on behalf of a consortium of 35 cities and towns in King County, along with the unincorporated areas King County. The Consortium is committed to finding effective, coordinated approaches to address the unmet housing and community development needs of its low- and moderate-income residents.

#### a) Federal Programs Covered by the Consolidated Plan

Federal Fund Source	Geographic Areas Covered <sup>1</sup>	Major Allowable Activities
Community Development Block Grant (CDBG)	All of King County except Auburn, Bellevue, Kent and Seattle	Community facilities, affordable housing, homelessness, public infrastructure improvements, economic development, human services, and more.
HOME Investment Partnership (HOME) and American Dream Downpayment Initiative (ADDI)	All King County except Seattle	Affordable Housing & Home Ownership
Emergency Shelter Grant Program (ESG)	All King County except Seattle	Services and operations for emergency shelters for homeless people

<sup>1</sup> In addition, the cities of Normandy Park, Medina, Milton and Sammamish have chosen not participate in the Consortium. Therefore, no HUD entitlement funds are available to address the needs of these residents.

**b) Guidance on federal McKinney homeless assistance funds.**

In addition to the funds listed above, the Consolidated Plan provides guidance on the priorities for the use of federal homeless assistance funds accessed through an annual, national continuum of care competition.

**c) Guidance on other state and local funds administered by King County.**

The Consolidated Plan also provides guidance for the use of other state and local funds that meet the objectives of the *Consolidated Plan*, such as state Transitional Housing Operating and Rental Assistance funds (THOR), King County Housing Opportunity Funds (HOF) and Regional Affordable Housing Program funds (RAHP)

➤ **2. Consortia Structure and Governance**

**a) King County is grantee.**

King County is the official grantee which receives CDBG, HOME and ESG funds on behalf of the King County Consortium. King County is responsible for the overall administration, planning, monitoring and reporting requirements for the HUD programs. In addition, King County administers a housing repair program, a homelessness prevention program, and an economic development program on behalf of the CDBG Consortium.

**b) Plan covers a consortium of King County jurisdictions<sup>2</sup>.**

King County prepares the *Consolidated Plan* on behalf of the King County CDBG and HOME Consortia.

The CDBG Consortium, organized in 1975 to receive Community Development Block Grant (CDBG) funds as an entitlement urban county, comprises 31 cities and towns and the unincorporated areas of the County.

The cities of Bellevue, Kent and Auburn, which receive their own CDBG funds, join the Consortium for the purpose of sharing HOME funds and American Dream Downpayment Initiative Funds (a special type of HOME funds); the HOME Consortium comprises 34 jurisdictions. The King County

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<sup>2</sup> The City of Seattle administers its own CDBG and HOME programs and develops its own Consolidated Plan for Housing and Community Development. For more information contact the Seattle Human Services Department at (206) 684-0253.

Consortium has selected a single program year of January 1 to December 31 for all the federal programs.

**c) Special arrangement for administration of CDBG funds.**

The CDBG funds are divided among the 15 larger suburban cities which elect to take a direct "pass-through" of CDBG funds, and the County, which administers the County and Small Cities Fund for unincorporated King County and the smaller suburban cities. The Pass-through Cities are Bothell, Burien, Covington, Des Moines, Enumclaw, Federal Way, Issaquah, Kirkland, Lake Forest Park, Mercer Island, Redmond, Renton, SeaTac, Shoreline and Tukwila. The cities and the County allocate CDBG funds based on the consortium-wide objectives in the *Consolidated Plan* and federal requirements.

**d) Roles and Responsibilities.**

King County is responsible for affordable housing and community development planning and implementation, and for coordinating assisted housing strategies for low- and moderate-income households at or below 80 percent of the median income in the CDBG/HOME Consortium.

King County manages the Housing Finance Program, a funding program for affordable multi-family and ownership housing, on behalf of the Consortium. King County also manages the Housing Repair Program, a single family rehabilitation program, on behalf of most Consortium cities. King County works with local jurisdictions, public housing authorities, nonprofit organizations, for-profit landlords and home owners in funding and implementing the projects in these programs.

King County community development staff work with cities, other public agencies, nonprofit organizations and community organizations in funding and implementing community development projects.

The County is also responsible for land use planning, development review, and policy implementation for all development in unincorporated King County. Each Consortium member jurisdiction is responsible for its own similar activities, and may receive technical assistance from King County, if desired.

**e) Interjurisdictional committee serves as policy-making body of the Consortium.**

The Joint Recommendations Committee (JRC) serves as the program and policy-making body of the Consortium. The JRC is an advisory body to the King County Executive and is involved in the development, review, and endorsement of the *Consolidated Plan*.

The JRC consists of three (3) County representatives (Executive staff with broad policy responsibilities, and/or department directors, and/or elected representatives of unincorporated area councils) and seven (7) Cities representatives (elected officials, chief administrative officers, or persons who report directly to the chief administrative officer and have broad policy responsibilities).

Three (3) of the seven cities representatives are from the CDBG “pass-through” cities and the CDBG “small” cities, at least one of each with the third seat being either a “small” or “pass-through” city.

Two (2) of the seven cities representatives are rotated among the CDBG “joint agreement” cities (Federal Way, Shoreline and Renton).

Two (2) of the seven cities representatives are rotated among the three jurisdictions that only participate in the HOME Consortium (Auburn, Bellevue and Kent). These representatives only vote on HOME issues.

### ➤ **3. Goals of the Consolidated Plan**

The overall goals of the federal grant programs are to strengthen partnerships between jurisdictions and other government agencies, nonprofit and for-profit organizations to enable those entities to provide housing, programs and services that benefit the residents of the region, particularly those residents at or below 80 percent of the median income.

#### **a) Goal 1: Ensure Decent, Affordable Housing**

The goal of the 1990 National Affordable Housing Act is to ensure that every American family is able to afford a decent home in a suitable living environment. The Consortium encourages housing delivery in a manner that increases affordable housing opportunities through countywide distribution and neighborhood revitalization.

#### **b) Goal 2: Ending Homelessness**

The number of households with little or no income, including homeless households and households with special needs, are a growing proportion of those who need housing assistance in our region. The Consortium has prioritized ending homelessness in this *Consolidated Plan* cycle, and will

be working in conjunction with the Committee to End Homelessness (“CEH”) on a regional planning process, *The Ten Year Plan to End Homelessness in King County*.

**c) Establish & Maintain a Suitable Living Environment & Expand Economic Opportunities**

The Consortium is also concerned with ensuring linkages among housing, support services and other community development efforts. The Consortium supports activities such as critical human services, rehabilitation of community facilities, and public infrastructure improvements to provide residents of low- and moderate-income or slum/blighted neighborhoods a suitable living environment which will enhance their quality of life. In addition, the Consortium supports economic development activities through an Economic Development Program.

The *Consolidated Plan* sets the objectives, strategies and programs for housing and community development assistance under these broad goals based on an analysis of current housing and community development needs, an assessment of available housing and community development resources, as well as other regional planning efforts underway. It emphasizes housing assistance to those with very low or no income but also attempts a balance in housing programs to serve owners and renters at or below 80% of the median income, elderly residents, families, homeless people, and those with special housing needs.

➤ **Resources Available for Addressing the Goals of the Consolidated Plan**

**a) Revenue Outlook for 2005-2009**

An approximation of the amount that the Consortium will receive on an annual basis through the federal entitlement programs is listed below. These amounts can vary from year to year, and are subject to annual appropriation by Congress. For the 2004 budget year, for example, CDBG was reduced and the Consortium received a smaller amount of funds than was anticipated.

<u>Entitlement Program</u>	<u>Average Amount Per Year</u>
Community Development Block Grant	<b>\$7,000,000</b>
HOME Investment Partnership	<b>\$4,500,000</b>
American Dream Down Payment Initiative	<b>\$330,000</b>
Emergency Shelter Grant Program	<b>\$200,000</b>

Total Federal Entitlement Programs (Average) **\$11,700,000**

In addition to the federal entitlement program funds made available to the Consortium, King County administers other federal, state and local funds to address the goals established in the *Consolidated Plan*:

<u>Fund Source</u>	<u>Average Amount Per Year</u>
Housing Opportunity Fund <sup>3</sup>	<b>\$1,000,000</b>
Regional Affordable Housing Program <sup>4</sup>	<b>\$2,300,000</b>
McKinney Homeless Assistance Programs <sup>5</sup> :	
• Shelter Plus Care	<b>\$4,000,000</b>
• Supportive Housing Program	<b>\$844,000</b>
Transitional Housing Operating and Rental Assistance Program (THOR) <sup>6</sup>	<b>\$1,000,000</b>
<hr/> Total Other Funds Sources (Average) Administered by King County to Support <i>Consolidated Plan</i> Objectives	<hr/> <b>\$9,144,000</b>

➤ **Principles Underlying the Consortium's Use of Limited Revenue to Address the Goals of the Consolidated Plan**

While the annual revenue that the Consortium administers is helpful in addressing the broad goals of the *Consolidated Plan*, it is not adequate to meet all of the needs of low- to moderate-income residents in our region. In order to allocate limited resources to address broad goals for the region, the Consortium will follow use the following principles:

- a) Scarce resources will be used to address the most pressing priorities of the King County Consortium, as identified by the "Needs Assessment" section, and as developed into the objectives and strategies of the "Strategic Plan" section.
- b) The King County Countywide Planning Policies (CPP) provide overall direction to the housing and community development efforts of the King County Consortium. Pursuant to the CPPs and the "Needs Assessment" section of the plan, the Consortium will work towards achieving a balance of affordable housing and economic opportunities throughout the urban growth

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<sup>3</sup> This is a local King County fund that is appropriated annually by the King County Council and can vary greatly from year to year.

<sup>4</sup> This is local fund source that is administered by King County pursuant to an interlocal agreement between the County and the cities who want to participate, including the City of Seattle.

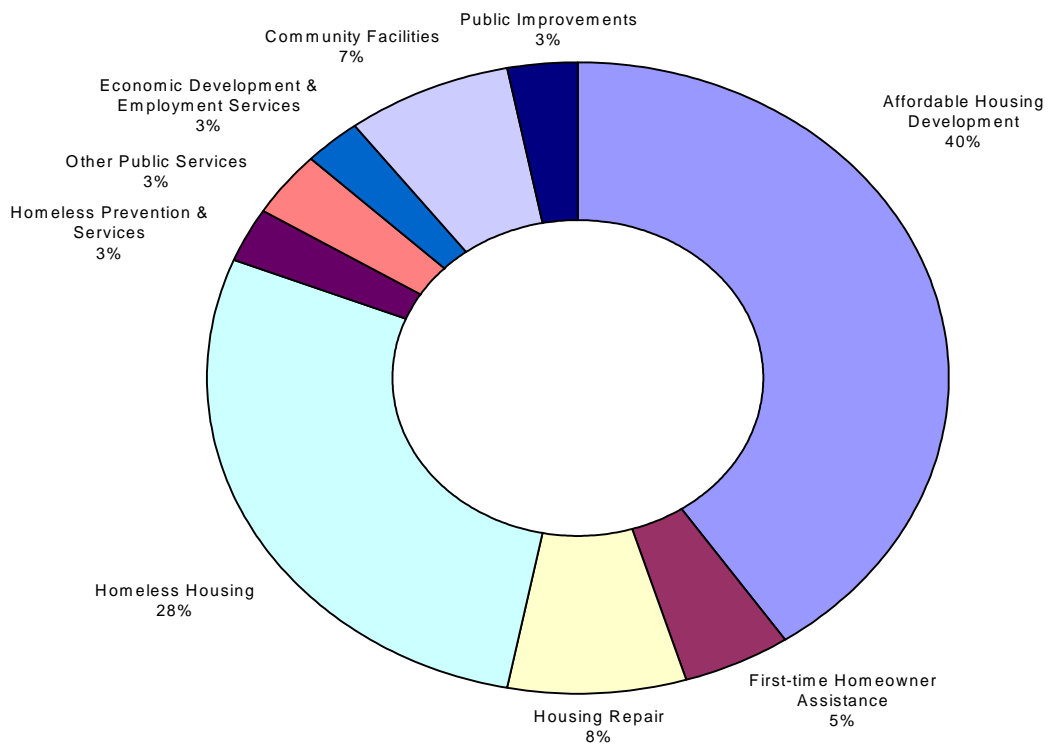
<sup>5</sup> McKinney funds are applied for annually in a competitive process. Seattle and King County apply together for the region.

<sup>6</sup> State funds for operating support to transitional housing projects that serve homeless families and temporary rental assistance subsidies in private market housing for homeless families

areas of King County, such that all sub-areas have an adequate continuum of affordable housing types, a suitable living environment and economic opportunities.

- c) The Consortium will strive to increase regional collaboration in the implementation of the strategies that we have adopted to reach our goals and objectives.

➤ **Current Distribution of Funds by Activity for 2004**





## II. HOUSING MARKET STUDY

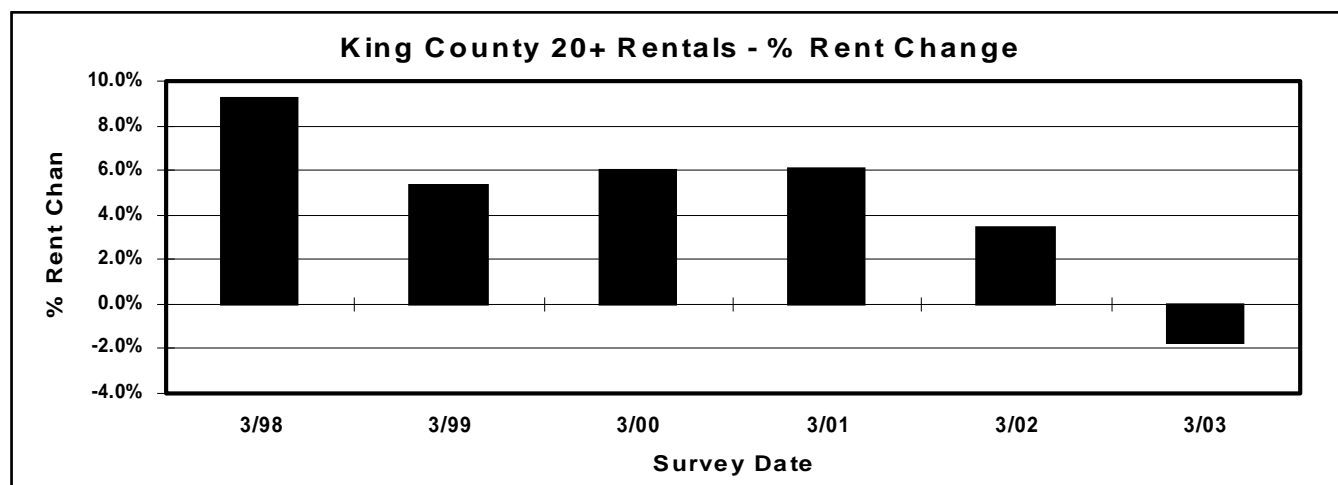
### A. Multi-family Housing Affordability Trends

#### ➤ AFFORDABLE RENTAL HOUSING FOR LOW AND VERY-LOW INCOME HOUSEHOLDS IS IN SHORT SUPPLY

- While the amount of housing stock affordable to households earning above 80% of median income appears adequate, affordable housing for those below 80% is scarce for the lowest income levels, and available almost exclusively through multi-family rental housing.

#### ➤ AFFORDABILITY IN THE RENTAL STOCK HAS INCREASED DUE TO STABILIZATION IN RENTS

- Although rents have increased in King County since 2000, the rate of increase has slowed significantly. The following table based on research by Dupre + Scott Apartment Advisors indicates that, at least for larger apartments, rent increases have dropped from approximately 9% per year in 1998 to almost a -2% decrease in 2003. Increases in rental prices are anticipated to resume in the coming years.



#### ➤ RENTS ARE MOST AFFORDABLE IN SOUTH KING COUNTY

- Median Rents are lowest in South King County while rents in the Rural Area are the highest according to a recent analysis completed by Dupre + Scott Apartment Advisors. The following table based on 2003 actual incomes indicates that approximately 70-80% of units in South King County are affordable to households earning 30-50% of median income while only 7.4% are similarly affordable in Rural Areas. Rents in East King County and Rural Cities are significantly less affordable than those in other parts of the County.

## RENTAL AFFORDABILITY BASED ON 2003 ACTUAL INCOME

Complex Size: All Buildings

% of Surveyed Rentals Falling into Household Income Segments: By Region

	<30%	30-49%	50-79%	80-99%	100-119%	120%+	Units Svyed	Median Rent
<b>Total Units</b>	<b>0.1%</b>	<b>43.9%</b>	<b>50.0%</b>	<b>4.2%</b>	<b>1.2%</b>	<b>0.6%</b>	119,345	<b>\$795</b>
<b>Cumulative</b>		<b>44.0%</b>	<b>94.0%</b>	<b>98.2%</b>	<b>99.4%</b>	<b>100.0%</b>		
East King Co		19.6%	71.5%	6.5%	1.5%	0.9%	31,047	<b>\$922</b>
Rural		7.4%	67.8%	22.9%	0.9%	0.9%	538	<b>\$1,175</b>
Rural Cities		46.1%	53.5%	0.1%	0.3%		677	<b>\$980</b>
Seattle-Shoreline	0.1%	36.4%	54.4%	5.9%	2.2%	1.0%	41,371	<b>\$795</b>
South King Co	0.2%	67.5%	31.2%	1.0%	0.0%	0.1%	45,712	<b>\$722</b>

- The Median Rent in unincorporated urban areas was \$801 which is similar to the King County Median Rent of \$795 based on research by Dupre + Scott. There appear to be a slightly higher percentage of units in unincorporated areas that are affordable to households earning 30-50% of median income than in the County as a whole. Rents are most affordable in the East Federal Way, Kent Northeast, North Highline and West Hill Potential Annexation Areas and least affordable in the East Renton, Eastgate and Klahanie Potential Annexation Areas.

### ➤ RENTS FOR SINGLE FAMILY HOMES ARE MORE EXPENSIVE THAN RENTS FOR MULTI-FAMILY UNITS

- Rents for single family homes were significantly more expensive than rents for multi-family units. Only 6-10% of single family rental were affordable to households earning 30-50% of median income in 2003 based on research by Dupre + Scott.

### ➤ RENTS FOR SINGLE FAMILY HOMES ARE MORE EXPENSIVE THAN RENTS FOR MULTI-FAMILY UNITS

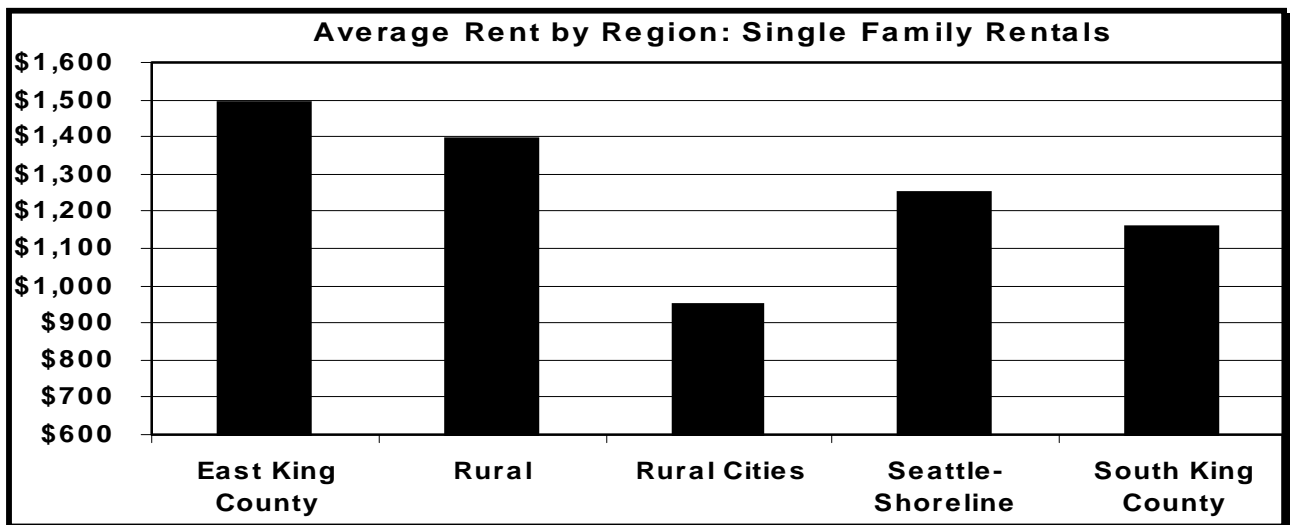
- Rents for single family homes were significantly more expensive than rents for multi-family units. Only 6-10% of single family rental were affordable to households earning 30-50% of median income in 2003 based on research by Dupre + Scott.

King County: % of All Single Family Rentals Surveyed by Income Group by Year

Year (Spring)		<30%	30-49%	50-79%	80-99%	100-119%	120%+	Units Svyed	Median Rent
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2003	Total Units	0.0%	6.1%	62.2%	23.2%	5.4%	3.1%	2,027	\$1,275
	Cumulative		6.2%	68.4%	91.6%	96.9%	100.0%		
2000	Total Units	0.0%	9.3%	50.4%*	27.7%	7.5%	5.1%	2,309	\$1,195*
	Cumulative		9.3%	59.7%	87.4%	94.9%	100.0%		

- Like multi-family rents, single family rents are most affordable in South King County and least affordable in Rural Areas and East King County however in Rural Cities single family rents were most affordable while multi-family rents are among the least affordable.
- The following table prepared by Dupre + Scott shows single family rental prices by area.



#### ➤ RENTAL AFFORDABILITY GAP PERSISTS

- The gap between median rental price and what a 3-person household earning 30% of median income can afford has dropped although the gap remains significant.

#### 2000

- Very Low-Income Renters earning 30% of Median Income
- 3 Person Household Size (\$17,750)
- 30% of monthly income available for rent

Affordable Rent  
\$444

Median 2000 Rent  
\$745

Affordability Gap  
(\$301)

## **2003 HUD INCOME**

- Very Low-Income Renters earning 30% of Median Income
- 3 Person Household Size (\$21,050)
- 30% of monthly income available for rent

<u>Affordable Rent</u>	<u>Median 2003 Rent</u>	<u>Affordability Gap</u>
\$526	\$795	(\$269)

## **B. Single Family Housing Affordability Trends**

### **➤ AFFORDABLE OWNERSHIP HOUSING FOR LOW INCOME HOUSEHOLDS IS IN SHORT SUPPLY**

- Based upon research by Dupre + Scott Apartment Advisors, approximately 27-34% of single family home sales were affordable to households earning 80% of median income in 2003. In comparison over 90% of multi-family rentals were affordable to households earning 80% of median income.
- In 2003, 4-5% of all home sales were affordable to households earning 50% of median income.

### **➤ SALES PRICES CONTINUE TO INCREASE**

- The 2003 Benchmarks Report showed median sales prices for single family homes continue to increase however, the rate of increase is not as high as that experienced at the end of the 1990s. Over the past several years annual increase has averaged just under 5%.

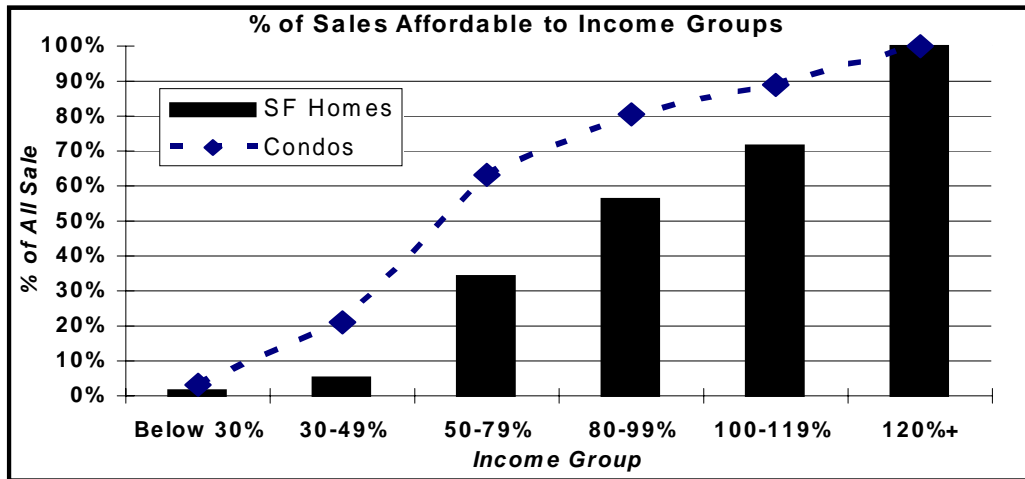
MEDIAN HOME SALES PRICE

Year	Median Sales Price	% Increase from Previous Year
1997	\$ 182,000	
1998	\$ 203,000	10.35%
1999	\$ 220,000	7.72%
2000	\$ 233,000	5.56%
2001	\$ 244,000	4.51%
2002	\$ 256,000	4.69%
2003	\$ 269,950	5.17%

### **➤ CONDOMINIUMS PROVIDE MORE AFFORDABLE OWNERSHIP OPPORTUNITIES THAN SINGLE FAMILY HOMES**

- Research by Dupre + Scott Apartment Advisors, Inc. based on 2003 HUD Income Figures indicates that condominium sales are significantly more affordable than sales of single family homes. While 65% of condominium sales are affordable to households earning 50-80% of median income, only 35% of single family sales are similarly affordable to this income level. Using 2003 Actual Income this comparison is 55% to 27%.

## BASED ON 2003 HUD INCOME FIGURES



### ➤ HOMES ARE MOST AFFORDABLE IN SOUTH KING COUNTY

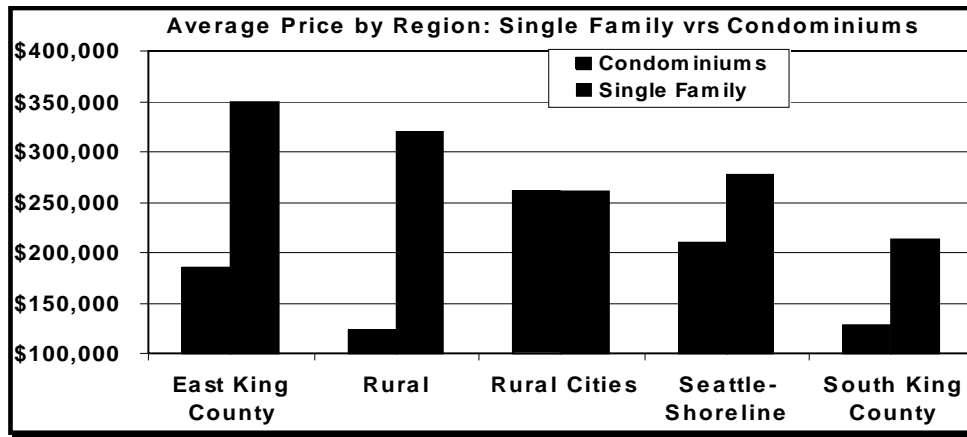
- The median sales price of homes in South King County was \$212,500 in 2002. This was significantly lower than the median sales prices in East King County of \$350,000. Sales prices in rural unincorporated areas were similar to those seen in East King County with a median price of \$319,000. Prices in rural cities were similar to those seen in the Seattle-Shoreline area.

## AFFORDABILITY OF HOME SALES BASED ON 2003 ACTUAL INCOME

### Single Family Home Sales: Jan-Dec 2002

% of Sales Falling into Household Income Segments: By Region							
	<30%	30-49%	50-79%	80-99%	100-119%	120%+	
<b>Total Units</b>	1.4%	2.6%	22.7%	22.1%	16.5%	34.6%	26,164
<b>Median Price</b>							<b>\$269,950</b>
<b>Cumulative</b>		4.1%	26.8%	48.9%	65.4%	100.0%	
East King Co	0.8%	1.0%	3.8%	17.8%	19.0%	57.7%	6,539
Rural	1.5%	3.0%	14.2%	15.5%	16.3%	49.5%	2,068
Rural Cities	1.4%	1.9%	29.3%	18.5%	18.7%	30.2%	839
Seattle-Shoreline	1.9%	3.3%	15.4%	21.6%	19.7%	38.0%	8,700
South King Co	1.4%	3.3%	47.5%	28.2%	10.9%	8.6%	8,018

- Condominiums sales are most affordable in South King County and in rural areas.
- Condominium sales are least affordable in Rural cities where the sales price of condominiums is the same as that for a single family home.



➤ **OWNERSHIP AFFORDABILITY GAP PERSISTS**

- The gap between the median sales price of single family homes and what households at 80% and 100% of median income can afford has remained significant over the last three years, although gap in terms of a percentage of median sales price has decreased (from 38% to 29% for a household at 80% of median income and from 13% to 11% for a household at 100% of median income). This appears to be somewhat related to lower interest rates. If interest rates increase in the coming years, affordability would be reduced.

**2000**

1) Median-Income Buyer

Terms: 5% down, 25% of income for principal and interest, prevailing interest rate = 7.25%

<u>Affordable Price</u>	<u>Median Sale Price</u>	<u>Affordability Gap</u>
\$202,600	\$233,000	(\$30,400)

2) Moderate-Income Buyer (80% of Median Income)

Terms: Conventional 30 year loan, 20% down, 25% of income for principal and interest, prevailing interest rate = 7.25%

<u>Affordable Price</u>	<u>Median Sale Price</u>	<u>Affordability Gap</u>
\$143,800	\$233,000	(\$89,200)

**2003**

## 1) Median-Income Buyer (2003 HUD Income)

Terms: 5% down, 25% of income for principal and interest, prevailing interest rate = 6.00%

<u>Affordable Price</u>	<u>Median Sale Price</u>	<u>Affordability Gap</u>
\$239,300	\$269,950	(\$30,650)

## 2) Moderate-Income Buyer [80% of Median Income using 2003 HUD Income Levels]

Terms: Conventional 30 year loan, 20% down, 25% of income for principal and interest, prevailing interest rate = 6.00%

<u>Affordable Price</u>	<u>Median Sale Price</u>	<u>Affordability Gap</u>
\$191,400	\$269,950	(\$78,550)

## **C. Consortium and County-Wide Efforts to Ameliorate the Negative Effects of the Housing Market on Low- to Moderate-Income Households and Remove Barriers to Affordable Housing**

### **➤ EVALUATING REGULATORY BARRIERS to HOUSING PRODUCTION AND AFFORDABILITY**

The King County Growth Management Planning Council conducted several recent efforts to identify and address regulatory barriers. Among these efforts were the 2000 Housing Status Report, the 2002 Buildable Lands Analysis and the 2002 Housing Survey. These reports provide a detailed account of actions King County and its cities have taken to identify and remove regulatory barriers in order to facilitate housing production and affordability.

### **➤ PLANNING**

Under the provisions of the Washington State Growth Management Act (GMA) the County and its cities must adopt Countywide Planning Policies (CPPs) and local Comprehensive Plans that accommodate twenty years of urban growth. The CPPs establish 20 year growth targets for each jurisdiction and local plans must identify sufficient buildable land to accommodate this anticipated growth. In addition, the CPPs require jurisdictions to plan to accommodate affordable housing with approximately 17% of the growth target expected to be affordable to households earning between 50 - 80% of median income and 20-24% of the growth target expected to be affordable to those below 50% of median income. The GMA also requires local plans to identify sufficient land for government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.

Many jurisdictions ensure compliance with these requirements through the Housing Element of their Comprehensive Plan and through their analysis of development capacity through the Buildable Lands Report; however, some communities have little capacity outside of areas zoned for single family development which may present a barrier to accommodating housing affordable to low income households.

Under the provisions of the GMA, zoning and growth must be consistent with adopted plans. Permits for new development cannot be issued if communities do not have the ability to provide concurrent transportation infrastructure or other designated essential services like water or sewer at locally pre-specified levels. In 2002 there were several locations including portions of unincorporated King County, Black Diamond, Duvall, Enumclaw and Issaquah where deficiencies in sewer, water or transportation infrastructure restricted potential housing development. In these circumstances, the jurisdictions are taking actions to resolve these infrastructure deficits and CDBG funds are being utilized in some communities to address these barriers to housing development.

One of the primary goals of the urban growth boundary and concurrency requirements is that existing infrastructure will be used more efficiently. To support these goals, King



County and its jurisdictions have designated urban centers to encourage redevelopment and infill within established communities. Transit oriented development (TOD) is being used by many communities to revitalize neighborhoods or downtowns. Examples of completed TODs are located at the downtown transit center in Renton and at the Overlake Park and Ride in Redmond.

### ➤ **PERMITTING**

In 1995, the Legislature adopted ESHB 1724 – a regulatory reform effort intended to streamline local permit processes and to simplify land use and environmental regulations. This legislation and its subsequent amendments require local jurisdictions to: (1) integrate State Environmental Policy Act (SEPA) review into their standard permit process; (2) allow for no more than one open record hearing appeal and one closed record appeal during the permit process; and, (3) establish time periods for local actions on permit applications and provide timely and predictable procedures to determine whether an application is complete and whether a complete application meets the requirements of the development regulations. If local governments fail to meet their timelines they may be held liable for damages.

Many cities have made revisions to their codes to streamline permitting procedures and some, such as Shoreline and Burien, offer expedited permitting for a fee. Several cities including Auburn, Burien, Issaquah, Kent and Tukwila have adopted Programmatic Environmental Impact Statements (PEIS) to minimize review time and cost for projects in designated areas.

Some communities including Bellevue, Burien, Federal Way, Kenmore and Kirkland have made adjustments to their Building Code to allow Five Story Wood Frame Construction in an effort to increase housing development and affordability. Several other jurisdictions are considering adopting standards that would permit this type of development.

### ➤ **ZONING**

Most cities allow a wide variety of housing options in their communities. Washington State law requires that all counties and cities with over 20,000 residents allow Accessory Dwelling Units (ADUs) in single family zones. Most communities in King County below this threshold also have adopted provisions to allow ADUs in single family neighborhoods with the primary restrictions limiting detached accessory units. Washington State law also requires jurisdictions to allow Manufactured Housing that meets HUD certification in all zones where single family housing is allowed. These units must comply with the same zoning requirements as other single family homes.

Significant work is being done in many jurisdictions in King County to explore the relatively new housing concept of cottage housing. In general these provisions all a density of 2 cottage units for every standard single family home allowed by base zoning as long as the units are limited to approximately 1,000 square feet in size. Shoreline

was among the first to create cottage housing provisions and have projects completed under these new provisions. Cities including Bellevue, Issaquah, Kirkland, Redmond, SeaTac, Snoqualmie and King County have taken action to allow some form of cottage housing and many other cities that are considering cottage housing provisions.

### ➤ **DEVELOPMENT STANDARDS**

Several communities have recently raised the number of unit threshold that triggers an environmental review under the provisions of the State Environmental Policy Act. For many years state law required environmental review for any project four units in size or larger. Recent changes have allowed jurisdictions to set the threshold at up to twenty units per project. Local standards tend to be set somewhere between 4 and 20 although the trend is toward a higher threshold. Redmond and King County took action to increase their thresholds between 2000 and 2002.

Several communities have adopted inclusionary zoning requirements where a certain percentage of new units within a project must be reserved for affordable housing in projects. These provisions are required of projects: (1) located in the Redmond downtown or Willow/Rose Hill area, (2) over 25 units located in Federal Way (3) in downtown Kenmore and (4) in Master Planned Development in unincorporated King County, Issaquah and Snoqualmie.

### ➤ **INCENTIVE PROVISIONS**

According to the 2002 Housing Survey, density bonuses for affordable housing are offered in Bellevue, Covington, Federal Way, Kirkland, Mercer Island, Redmond, SeaTac, Shoreline and unincorporated King County. Bonuses are also offered for additional criteria such as underground parking, historic preservation, master planning, wetland preservation, energy conservation, senior/disabled housing in at least 9 jurisdictions. The Growth Management Planning Council's Housing Toolkit completed in 2000 indicated that density bonuses for affordable housing and parking may not be sufficient enough to result in an incentive to private developers especially in locations in south King County. Further analysis and modifications to incentive programs could help identify and resolve barriers to their effective implementation.

King County's Transfer of Development Rights (TDR) program allows rural property owners to sell development rights that can then be purchased by urban property owners in King County and in some cities to allow increased density. Redmond has its own TDR program to transfer rights from critical habitat, steep slopes and agricultural lands.

Other incentives offered by cities include the following: Kent provides tax exemption provisions for owner-occupied multi-family (condominium, townhome) in the downtown; King County has provisions to allow the dedication of surplus property for affordable housing development that is being used in several projects including the Greenbrier Heights project in Woodinville; and Mercer Island provides waivers for design review and permit fees for projects with affordable housing.

## ➤ **DEVELOPMENT CAPACITY**

The 2002 Buildable Land Report revealed a total capacity in multi-family zones of 63,000 units supplemented with capacity for 102,000 multi-family units in mixed-use zones. Of the 152,000 total new households expected over the next 20 years it is estimated that 61,000 (40%) will earn 80% of median income or below. Multi-family housing will provide the bulk of housing affordable to these households and it appears that capacity for multi-family and mixed use development is sufficient to meet the expected demand.. Provisions by jurisdictions to allow manufactured homes, accessory dwelling units and group homes in single family zones supplement the capacity to accommodate affordable housing development needed to serve new households.

Currently about 50% of new development is single family in character. If this ratio is maintained then 76,000 of the 152,000 new households expected should be single family homes. Capacity for the development of 79,700 single family homes in urban areas should be adequate to address demand for new single family homes. This capacity will be supplemented through development of single-family homes in Master Planned Developments and rural areas which were not included in the single-family capacity analysis.

## ➤ **FEES AND DEDICATIONS**

Many jurisdictions assess transportation impact fees. A smaller number of communities assess impact fees for schools, fire and parks. Fee waivers are available for affordable housing in Bellevue, Covington, Issaquah, Kirkland, Redmond and King County. In Issaquah, fees for parks, traffic and fire are waived for affordable housing, however, there is no waiver of school fees. Snoqualmie waives processing fees for affordable housing. Other exemptions include school fee exemptions for senior housing in Auburn, traffic fee exemption for housing in Auburn's downtown, school fee exemptions for accessory dwelling units in Federal Way, and in Renton fees are waived for new "for sale" housing in the downtown.

## ➤ **TAXES**

Recently Washington State law was revised to expand the ability of cities to exempt affordable housing development from property taxes if they are located in specified areas near transit service. These provisions are relatively new and have not yet been widely enacted.

## ➤ **RENT CONTROL**

There are no comprehensive rent control provisions of private sector housing in any jurisdiction in King County.

## ➤ **CONTINUING EFFORTS**

Communities are updating their plans as required by the GMA and making revisions to their plans and zoning to further minimize barriers to housing production and affordability. These efforts will be supported and supplemented through implementation of the Consolidated Plan.

### III. PUBLIC HOUSING AUTHORITIES

#### A. King County Housing Authority

The King County Housing Authority (KCHA) is the largest housing authority in the Consortium. KCHA continue to be a “high performing” housing authority, receiving outstanding and excellent scores for its operation of public and subsidized housing programs.

Due to KCHA’s high performance, it has been selected to be a part of the “Making Transition Work” Demonstration Program (“MTW”), a designation given to less than the top one percent of housing authorities nation-wide. This designation allows for flexibility in the development of local program policies that will better meet the needs of the community and the housing authority. The implementation of the MTW demonstration program is in process in 2004.

##### ➤ Overview

- KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to nearly 40,000 residents.
- KCHA’s approach is to put independence and self-sufficiency as a cornerstone of program delivery – a majority of KCHA’s non-disabled, non-elderly households reach financial self-sufficiency with six (6) years
- KCHA oversees more than **14,000** units of housing and added nearly **800** units to the housing stock in 2003
- **6,300** of the above are Section 8 voucher units; **3,300** are federally-assisted public housing units; **5,100** are tax credit and/or tax-exempt bond-funded affordable workforce housing units
- KCHA owns **3** mobile/manufactured home (ownership housing) communities
- KCHA provides **200** units of emergency, transitional and permanent housing for homeless households and persons with special needs.
- KCHA provides home repair and weatherization services to private, low-income homeowners, mobile home owners and landlords who rent to income qualified tenants in King County

##### ➤ KCHA Strategies to Improve Management and Operations

The King County Housing Authority is in the process of exploring and/or implementing a number of strategies to improve its operations and its services to its clients and the environments where they live. The Authority is using its flexibility under the Making Transition Work Demonstration Program (MTW) to become more effective in all aspects of the housing authority’s mission. The key strategies being explored/implemented include the following:

- **Redevelopment of Park Lake Homes I** into a mixed-income neighborhood, integrating it into the broader community, and replacing all existing housing units. All units that are replaced off site will be in communities with lower poverty rates, high-performing schools, and better economic opportunities.
- **Revitalization of Distressed Communities, including White Center.** In conjunction with the Park Lake Homes redevelopment effort, KCHA is actively pursuing revitalization of the broader community by acquiring and improving other properties in the area.
- **Transitioning to an Asset Management Approach.** KCHA has implemented organizational changes in preparation for a more comprehensive transition to an asset management approach to or property-based management of public housing. During the course of the next few years, KCHA will strengthen its management and operations by implementing management practices and accounting systems designed to focus on the performance (and improvement of performance) of each public housing development.
- **Increased housing and support services resources for disabled populations.** KCHA will continue to pursue additional housing resources for disabled households through the Section 8 Program. Currently, the Authority works in partnership with a consortium of service systems to administer almost 1,500 Section 8 vouchers by combining access to housing subsidies with appropriate support services for people with disabilities.
- **Designated housing units for the elderly and near elderly.** KCHA has adopted a designation plan that assigns a percentage of units to elderly and near elderly residents in every public housing building. The strategy complements the opportunities for younger disabled households described above.
- **Maintaining adequate support services for public housing residents.** The Authority partners with a broad range of service providers to serve families and their children, elderly households, and disabled individuals. These services are designed to increase residents' stability and economic self-sufficiency and to strengthen their ability to live independently.
- **Ensuring the long-term physical viability of public housing developments.** KCHA has developed and continues to refine its long-term capital plan to ensure that extremely low-income households in King County will have continued access to quality housing opportunities.
- **Policy initiatives to complement other strategies.** KCHA is systematically reviewing its public housing and Section 8 policies to improve the effectiveness of its housing programs, to increase the housing choices of low-income households, and to assist households in their efforts to become economically self-sufficient.
- **Expanding other housing opportunities.** KCHA continues to acquire properties throughout the county and is partnering with other housing providers

to increase the number of affordable permanent and transitional housing opportunities available to low- and moderate-income households. A new Section 8 project-basing program allows the Authority to partner with a number of private and public efforts to create new supportive and other housing opportunities in areas of the county with inadequate affordable housing.

## ➤ **Public Housing: Condition and Capital Planning**

### **1. Condition of Properties**

The King County Housing Authority has maintained its public housing stock in excellent condition, evidenced in the Authority's consistent high-performer status under HUD's annual performance evaluation, including 100% scores five years in a row. KCHA's high-performer status earned the Authority's selection for a national demonstration program open only to 30 housing authorities around the country. Some of the Authority's developments are aging and have major capital needs and are targeted for redevelopment, as discussed below.

### **2. Comprehensive Needs Assessment System**

KCHA has developed and implemented an in-house comprehensive needs assessment inspection program and database system (CNA) that includes all of KCHA's federally assisted properties. This in-house program helps the agency identify:

- The condition of properties.
- Completed capital improvement work.
- New capital improvement work needed to upgrade and maintain the life of the property.
- All associated costs.

KCHA has used the CNA to generate complete capital replacement and construction schedules for its public housing properties.

### **3. Ten-Year Capital Work Plan**

Based on the CNA, the Authority has developed a 10-year work plan (FY2003 to FY2012) to address the highest priorities among the identified capital needs for public housing developments. The work plan provides a description, schedule (year), and projected costs of all capital projects that will be undertaken during the next 10 years.

The estimated total cost for projects in the 10-year plan is approximately \$43 million based on current costs. These estimates will be updated annually. It also identifies all capital needs that are deferred beyond 2012. Based on current costs, these projects total about \$49 million. KCHA's ability to adhere to the plan depends mainly on annual appropriations for the Capital Fund by Congress. This plan will be

updated as needed. Below are some of the major needs that the Authority will address over the next 10 years:

- **Park Lake Homes Redevelopment.** The Authority received a HOPE VI Revitalization Grant in 2001 for the Park Lake Homes I community. This distressed community will be completely redeveloped into a mixed-income neighborhood of public housing and market rate rentals as well as homeownership opportunities for a broad spectrum of household incomes. Three hundred public housing units will be replaced on site, and 269 will be replaced elsewhere on a one-for-one basis with units funded by project-based Section 8 assistance.
- **Fire and Life/Safety Upgrades in Mixed-Population Buildings.** The Authority has developed a multi-year plan to update the Fire and Life/Safety systems in all its mixed-population buildings. Updates to some of buildings are complete; the remainder will be completed at a rate of one per year. Options to speed up the schedule will be explored.
- **Springwood Family Center.** Construction of a new 25,000 square foot Family Center at the Springwood Apartments in Kent is scheduled to be completed in FY2004. The new center will house a Head Start facility, a public health clinic, and a Career Development Center.
- **Springwood Apartments Revitalization.** This aging and physically distressed property will undergo a multi-million dollar renovation over a multi-year period. Because Capital Fund resources are inadequate to fund this project, KCHA will explore all avenues to finance this initiative. KCHA will complete masterplanning for this project by the end of FY2005.
- **Signage Design Standards.** KCHA will complete development of signage design standards to complement interior design, exterior features, and aesthetic values. These standards will help the Authority strengthen its efforts to ensure that its public housing developments blend in with and enhance the neighborhoods where they are located.
- **Other Major Multi-Year Projects.** KCHA is also undertaking significant surface water management, energy efficiency, and interior unit rehabilitation projects.

A detailed list of projects to be undertaken as part of the 10-year work plan and projects that will be deferred beyond 2012 is available from KCHA's offices.

➤ **KCHA Public Housing Inventory**

DEVELOPMENT	ADDRESS	CITY	COUNT Y	STAT E	ZIP	UNIT S
Avondale Manor	17107 NE 80th St.	Redmond	King	WA	9805 2	20
Ballinger Homes	2200 NE 201st Pl.	Shoreline	King	WA	9815 5	110
Bellevue Single-Fmly Hms	Various	Bellevue	King	WA	9800 7	8
Boulevard Manor	12039 Roseberg Ave. S	Boulevard Park	King	WA	9816 8	70
Briarwood	18026 Midvale Ave. N	Shoreline	King	WA	9813 3	70
Brittany Park	18265 First Ave. S	Normandy Park	King	WA	9814 8	43
Burndale Homes	930 18th Pl. NE	Auburn	King	WA	9800 2	50
Campus Court	24510 26th Pl. S	Des Moines	King	WA	9819 8	13
Casa Juanita	9821 NE 122nd St.	Kirkland	King	WA	9803 4	80
Casa Madrona	3948 Martin Way E	Olympia	Thurston	WA	9850 6	70
Cascade Apartments	20500 106th Ave. SE	Kent	King	WA	9803 1	108
Cedarwood	14415 123rd Ln. NE	Kirkland	King	WA	9803 4	25
College Place	1249 145th Pl. SE	Bellevue	King	WA	9800 7	51
Eastridge House	120 Sunset Way W	Issaquah	King	WA	9802 7	40
Eastside Terrace	704 147th Pl. NE	Bellevue	King	WA	9800 7	50
Evergreen Court	33014 19th Ln. S	Federal Way	King	WA	9800 3	30
Firwood Circle	314 37th St. SE	Auburn	King	WA	9800 2	50
Forest Glen	8610 164th Ave. NE	Redmond	King	WA	9805 2	40
Forest Grove	8350 167th Ave. NE	Redmond	King	WA	9805 2	25
Glenview Heights	10405 SE 172nd St.	Renton	King	WA	9805 5	10
Green River Homes	1103 Ninth St. SE	Auburn	King	WA	9800 2	60
Greenleaf Apartments	16714 68th Ave. NE	Kenmore	King	WA	9802 8	27
Gustaves Manor	107 W Main St.	Auburn	King	WA	9800 1	35
Juanita Court	9926 NE 126th St.	Kirkland	King	WA	9803 4	30
Juanita Trace I	13137 107th Pl. NE	Kirkland	King	WA	9803 4	30
Juanita Trace II	13137 107th Pl. NE	Kirkland	King	WA	9803 4	9



Kings Court	S 333rd St. and 22nd Ln.	Federal Way	King	WA	9800 3	30
Kirkwood Terrace	11925 NE 81st Circle	Kirkland	King	WA	9803 3	28
Lake House	1313 N 200th St.	Shoreline	King	WA	9813 3	70
Mardi Gras	24009 104th Ave. SE	Kent	King	WA	9803 1	61
Munro Manor	630 S 152nd St.	Burien	King	WA	9814 8	60
Northridge I	1540 NE 177th St.	Shoreline	King	WA	9815 5	70
Northridge II	1530 NE 177th St.	Shoreline	King	WA	9815 5	70
Paramount House	1750 NE 145th St.	Shoreline	King	WA	9815 5	70
Park Lake Homes I <sup>7</sup>	9800 Eighth Ave. SW	Seattle	King	WA	9810 6	568
Park Lake Homes	9801 Eighth Ave. SW	Seattle	King	WA	9810 6	165
Pickering Court	445 Pickering St.	Snoqualmie	King	WA	9806 5	30
Plaza Seventeen	1001 17th St. SE	Auburn	King	WA	9800 2	70
Riverton Terrace I	14440 41st Ave. S	Tukwila	King	WA	9816 8	30
Riverton Terrace II	14440 41st Ave. S	Tukwila	King	WA	9816 8	30
Shoreham Apartments	22815 30th Ave. S	Des Moines	King	WA	9819 8	18
Southridge House	30838 14th Ave. S	Federal Way	King	WA	9800 3	80
Springwood Apartments	27360 129th Pl. SE	Kent	King	WA	9803 1	333
Valli Kee Homes	23401 104th Ave. SE	Kent	King	WA	9803 1	114
Victorian Woods	22418 30th Ave. S	Des Moines	King	WA	9819 8	18
Vista Heights	18415 108th Ave. SE	Renton	King	WA	9805 5	30
Wayland Arms	307 S Division St.	Auburn	King	WA	9800 1	67
Wellswood	18100 142nd Ave. NE	Woodinville	King	WA	9807 2	30
Yardley Arms	1000 SW 130th St.	Burien	King	WA	9814 6	67
Youngs Lake	19001 116th Ave. SE	Renton	King	WA	9805 8	28
<b>Total PH Units</b>						<b>3291</b>

\*All of these developments are eligible for Capital Fund investments.

<sup>7</sup> Park Lake Homes I will be redeveloped, and phased demolition will begin in 2005.

## ➤ KCHA Section 8 Voucher Inventory

City	Total
WHITE CENTER/BURIEN/SEATAC	1953
KENT	1347
FEDERAL WAY	1147
AUBURN	689
BELLEVUE	663
DES MOINES	538
RENTON	335
SHORELINE	328
KIRKLAND	183
REDMOND	174
ISSAQUAH	88
BOTHELL	76
KENMORE	60
PACIFIC	59
ENUMCLAW	29
WOODINVILLE	28
MAPLE VALLEY	26
NORTH BEND	15
VASHON	14
SAMMAMISH	7
MERCER ISLAND	6
SNOQUALMIE	4
OTHER	12
Total Vouchers	7781

\* The total number of vouchers listed above includes voucher holders from other housing authorities living in KCHA's jurisdiction

## ➤ KCHA Waiting Lists\*

Waiting Lists	Disabled	Elderly	Family	Total Applications
Public Housing	569	770	3461	4800
Section 8	1230	319	3800	5348

\* KCHA accepts applicants on an ongoing basis for public housing, but only opens the Section 8 voucher waiting list periodically. KCHA last accepted applications for the Section 8 program in the summer of 2002. At that time, over a two-week period, close to 7,000 new households applied. Some applicants are on both the Section 8 and Public Housing waiting lists.

- KCHA maintains separate waiting lists by sub-areas of the County: North, East, Southwest, Southeast and South. These lists vary as to the wait time for the various household sizes. Waiting lists for large households are the longest for the South sub-area lists. There are also very long wait times for studios, 1 and 2 bedroom units in some parts of the County.

## B. Renton Housing Authority

The Renton Housing Authority (“RHA”) is a small well-run housing authority serving the geographic area within the city limits of the City of Renton.

### ➤ Units of Housing Managed by the RHA

- Total number of units owned by the RHA – **720**
- **1,400** households served by all RHA Housing Programs
- Total number of public housing units owned and managed by the RHA:

<u>Name of Complex</u>	<u>Households Served</u>	<u>Number of Units</u>
Cole Manor	Families, Disabled, Elderly	128
Cedar River Terrace Golden Pines	Elderly over the age of 62	125
Hillcrest Evergreen	Elderly or Disabled	110
Houser Terrace	Elderly, at least 55 and disabled or over age of 62	104
<b>Total</b>		<b>467</b>

- Section 8 Vouchers managed by RHA: Total **619**; **314** are RHA vouchers and **305** are vouchers that were ported in from other jurisdictions, mostly the City of Seattle.

### ➤ RHA Waiting List

- The RHA waiting list is currently closed with about **1000** applicants to be served before it can be re-opened.
- Average wait list time for RHA-assisted housing is:
  - 1.5** years for a one-bedroom unit
  - 2+** years for a two-bedroom
  - 3+** years for a three- or four-bedroom

## ➤ **RHA Plans and Initiatives**

- RHA has been working with community partners and the Sound Families Initiative to create transitional housing opportunities in Renton. RHA provides the exit vouchers for households transitioning to permanent housing in the community. Recent projects are Vision House, which will provide 15 units of transitional housing and Children's Village, which will provide 12 units of transition housing to single parents with children.
- RHA is working on a multi-family tax credit/tax-exempt bond-funded project in downtown Renton to provide 90 units of workforce housing.
- RHA would like to develop more projects that contain large bedroom units in order to meet the needs of large families on their waiting list
- RHA is working on beginning a workforce home ownership program that will be a 2-year lease-to-own program

# IV. NEEDS ASSESSMENT DRAFT

Please note that this draft contains all of the substantive data and information that was used to develop the strategic plan, but does not yet have all the charts and maps that will be attached, as these are still being formatted.

## A. DEMOGRAPHIC DATA

Data used in this section is 2000 Census Data unless otherwise noted

### ➤ 1. King County Outside the City of Seattle (the Consortium) has Continued to Grow at Nearly the Same Rate as the Entire County in the Previous Decade, with the Highest Population Growth in South King County

- The Consortium population in 2000 was 1,173,660, an increase of 18% from 1990 (King County as a whole grew by 19% from 1980 to 1990).
- Growth in the City of Seattle slowed to 8% between 1990 and 2000.
- Almost 44% of all population growth in the Consortium during the 1990's occurred in South King County.

POPULATION BY SUB-AREA

	1990	2000	# New HH	% New	% 1990 HH	% 2000 HH
Seattle-Shoreline	609,500	661,500	52,000	22.6%	40.4%	38.1%
East King County	337,000	387,200	50,200	21.9%	22.4%	22.3%
South King County	426,500	527,100	100,600	43.8%	28.3%	30.3%
Rural Cities and Rural Area	134,300	161,200	26,900	11.7%	8.9%	9.3%
	1,507,300	1,737,000	229,700			

### ➤ 2. Diversity has Increased in the Consortium

- The percentage of persons of color residing in the Consortium increased from 10.2% of the population in 1990 to 21.6% of the population in 2000.

**[Map goes here]**

- A profile of the Consortium by race:
  - 78.4% of the residents are White
  - 3.9% of the residents are Black/African American
  - .8% of the residents are American Indian/Alaska Native

- 9.7% of the residents are Asian
  - .5% of the residents are Native Hawaiian/Other Pacific Islander
- A profile of the Consortium's Asian Residents:
  - 11.4 % are Asian Indian
  - 22.5% are Chinese
  - 15.7% are Filipino
  - 11% are Japanese
  - 13.3% are Korean
  - 13.6% are Vietnamese
  - 12.5% are of other Asian origins
- A profile of the Consortium's Native Hawaiian and Other Pacific Islander Residents:
  - 17.7% are Native Hawaiian
  - 10.7% are Gaumanian/Chamorro
  - 45% are Samoan
  - 26.6% are of other Pacific Islander origins
- A profile of residents of the Consortium's who are Hispanic or Latino of any race:
  - 68% are Mexican
  - 4.2% are Puerto Rican
  - 1.5% are Cuban
  - 26.3% are of other Hispanic/Latino ethnic origins
- An average of 50 different languages are spoken in many jurisdictions in the Consortium, with as many as 77 languages being spoken at the high end<sup>8</sup>.
- 17.46% (about 191,187 people) of the Consortium population over the age of 5 speaks a language other than English. 46% of them speak English less than "very well".
  - Of those that speak another language:
    - 24% speak Spanish
    - 43% speak Asian and Pacific Island languages
    - 28% speak other Indo-European languages

➤ **3. Incomes grew in King County During the 90's, but Slowed in 2000**

- Median household income grew by 47% from 1990 to 2000 (about 5% per year), and slowed to about 2% per year from 2000 to 2004.

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<sup>8</sup> United Way of King County, Languages spoken in King County School Districts

➤ **4. Low-Income Households and Households in Poverty Increased in the Consortium**

- The percentage of households earning 50% of area median income<sup>9</sup> (“AMI”) or less increased from 16% to 18% of total households in the Consortium from 1990 to 2000
- The poverty rate increased from 8% to 8.4% of the population in King County from 1990 to 2000 (78,478 persons live in poverty in the Consortium)
- 16 census tracts in the Consortium have poverty rates of 15% and above
- Census tract #265 in White Center has the highest concentration of both poverty and persons of color in the Consortium – 38.7% poverty rate and 54% persons of color
- Children under 18 make up 31% of all individuals in poverty in the Consortium

[Poverty Map]

[Map of concentrated area of poverty & persons of color]

➤ **5. The Jobless Rate has Steadily Increased Since 2001**

- The jobless rate in King County (Seattle-Bellevue-Everett PMSA) hovered around an average rate of 3.5% during much of the 1990’s and has steadily increased since 2001 to an average of 6.5% in 2003.

➤ **6. Single Parent Households Have Stabilized**

- From 1980 to 1990, single parent households increased by .9% in King County, but increased by only .1 percent in the Consortium from 1990 to 2000.
- Female-headed single parent families made up 43% of all families in poverty in 2000.

➤ **7. Non-family Households Increased**

- 56% of the new households in King County in 2000 were single households or unrelated households living together.

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<sup>9</sup> 50% of area median income was \$26,300 for a household of two in 2000



➤ **8. Elderly Households Have Increased and the Elderly Growth Rate is Projected to Accelerate in Future Years**

- In the Consortium persons over the age of 65 increased from 8.4% of the population of King County in 1990 to 9.3% in 2000 (10% in the Consortium).
- In King County persons over the age of 85 increased by 44% from 1990 to 2000.
- Between 2000 and 2010 King County's 60 and older population is expected to grow from 13.8% of the total population to 16.8% of the total population.

[Age Pie Chart Here]

➤ **9. Households with a Disability Increased**

- In 1990 10.2% of King County residents between the age of 21 & 64 had some level of disability; in 2000 14.2% of residents between the age of 21 & 64 had some level of disability.
- 40% of residents over the age of 65 had some level of disability, 9% of residents over the age of 65 had a "self-care" disability.

➤ **10. Small and Large Households Grew the Fastest**

- One-person households increased at a higher rate (21%) than the increase of all households (15.5%) in King County.
- Although there are fewer large households overall, households with 6 or more members increased by an average rate of 37% in King County during the 1990's.

## INCREASE IN HOUSEHOLDS BY SIZE

Persons per Household	#HH 1990	#HH 2000	# New HH	% Increase 1990-2000
One Person	179,110	217,163	38,053	21.2%
Two Persons	211,841	240,334	28,493	13.5%
Three Persons	97,614	106,579	8,965	9.2%
Four Persons	79,982	89,918	9,936	12.4%
Five Persons	32,274	35,842	3,568	11.1%
Six Persons	10,322	12,685	2,363	22.9%
Seven or more Persons	5,548	8,395	2,847	51.3%
All Households	616,691	710,916	94,225	15.4 %

### ➤ 11. The State's prison Population Grew By More than 50% between 1990 and 2000

- The combined population of persons incarcerated and on active supervision in the community doubled from 30,000 to over 70,000 persons State-wide; about 17,500 on active community supervision reside in King County<sup>10</sup>.
- About 30% of released offenders are returned to prison for a new conviction within 5 years; the rate of return is higher for property crimes (>40%) and lower for sex crimes (>20%)<sup>11</sup>.
- Numerous studies indicate that persons released from prison have multiple needs: a high percentage have substance abuse problems, many did not complete high school, most have spotty employment records of primarily low-wage jobs and many report some level of physical or mental disability.
- Programs for substance abuse, mental health, educational opportunities and pre-release preparation have been cut from the prisons as the state budget conditions have grown tighter. The result is that offenders re-entering the community have often not received treatment, have few job skills and in general are ill prepared for life on the outside.
- Securing housing following release from prison is particularly difficult in that most federal housing programs (Section 8 and low-rent public housing) prohibit leasing to former offenders, especially those convicted of a violent offence.

<sup>10</sup> Department of Corrections, Washington State *Strategic Plan*, 2001-2007.

<sup>11</sup> See note 1.

- Many private and non-profit housing providers conduct criminal background checks as part of their regular tenant screening process and refuse to lease to those with criminal convictions.
- There are a limited number of programs in King County that offer housing opportunities for persons being released from prison:
  - Pioneer Human Services provides clean and sober transitional housing opportunities for about 400 persons coming out of treatment or prison who are willing to participate in a case-managed program.
  - Pioneer Human Services also provides about 150 market-rate permanent beds for lower income individuals. Neither program is exclusively for released offenders but will accept former offenders, and there is a waiting list for these beds during most times of the year.
  - Interaction Transition operates a transitional living facility for released offenders that can serve approximately 18 persons. There is a six-month waiting list for these beds.
- The emergency shelter system may house newly released offenders but actual figures are hard to come by as offenders are hesitant to disclose their history for fear of being turned away.
- With limited housing opportunities upon release many offenders find themselves homeless. The literature suggests that lack of access to stable housing upon release reduces the likelihood of successful re-entry into society, thus increasing threats to public safety through higher rates of recidivism<sup>12</sup>.

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<sup>12</sup> Bradley, K., Oliver, M., Richardson, N., Slayter, E., No Place Like Home: Housing and the Ex-prisoner, Community Resource for Justice, November 2001.

## **B. PERSONS WITH DISABILITIES – Special Populations Data**

### **1. Persons with Developmental Disabilities**

#### **➤ Overview**

- A person with a developmental disability is someone whose disability is present before the age of 18, and is expected to last a lifetime. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism or other neurological conditions that may impair intellectual functioning.
- Approximately 80% of persons with a developmental disability (“DD”) are classified as having a “mild” level of disability; 18% have disabilities classified as “moderate”; and 2% have disabilities classified as “severe”.
- Persons with developmental disabilities often need some form of support through all stages of their lives. The types of support people need vary with the severity of their disability and can include: case management, personal care assistance, live-in residential support, supported employment, guardianship, and payee services.
- Persons with DD often have income from both employment and/or Supplemental Security Income (“SSI”), however, most people with DD have extremely low incomes (below 30% of AMI). Some families with children with DD also have extremely low incomes, which is often due to the additional care needs of their disabled child
- Persons with DD can live successfully in community-based housing with support systems that are appropriate to their needs, which can include a combination of case management, family, friends, or paid support providers.

## ➤ **Adults with DD**

- Of the 4,075 adults on the DDD caseload, 1,387 live in Seattle and 2,688 live in King County outside Seattle.
- According to the 2004-2005 King County Developmental Disabilities Division Housing Plan, 1,468 adults in King County on the DDD caseload receive “residential services” for housing. 400 of these persons live in private market housing and pay more than 50% of their income for rent and utilities.
- An additional 2,340 adults on the DDD caseload in King County do not receive “residential services” and many of these adults have a need for affordable housing, either because their current housing causes them to be extremely rent burdened or because they live with an aging parent who cannot continue to care for them.
- There are currently 217 people with DD living at the Fircrest Institution in Shoreline. The Washington State legislature has mandated the downsizing of Fircrest during the 2003-05 state biennium, and will likely mandate its closure during the 2005-07 biennium. DDD estimates that approximately 115 people who are currently living at Fircrest will need affordable housing in the community in Seattle and King County between now and 2007.

## ➤ **Families with Children with DD**

- Of the 3,915 children on the DDD caseload, 1,251 live in Seattle and 2,664 live in King County outside Seattle. Many of the children will need affordable housing as they reach adulthood.
- The housing need of families with children with DD has yet to be effectively documented. WA State DDD is currently developing a wait list of families who are homeless or in need of affordable housing in order to document the needs of families, as well as conducting a needs assessment of families on the DDD caseload.

## ➤ **Homelessness Among Persons with DD**

- The Downtown Emergency Service Center (DESC) provided shelter to 95 persons with DD in 2002 and 77 persons with DD in 2003.
- In 2003, The Arc of King County served 25 homeless persons with DD through its Survival Services Program, which includes case management and housing stabilization assistance. Four (4) people were turned away from the program due to lack of funds.

- The Seattle-King County Coalition for the Homeless, Families Committee, reports serving increased numbers of families with children with DD in King County shelter and transitional housing programs. According to the 2003 One Night Count of the Homeless conducted by the Coalition, 59 individuals in shelters and transitional housing programs were reported to have a developmental disability. Because many of these programs are not staffed to provide services to meet the unique needs of these families, they face additional challenges to overcoming homelessness.

### ➤ **Dual Diagnosis – Persons with Mental Illness and DD**

- In 2003, the King County Mental Health System's Regional Support Network provided services to 2,393 persons who had a dual diagnosis of mental illness and a developmental disability; 203 or 8% of these persons were homeless in 2003<sup>13</sup>.

### ➤ **Assessment of Housing Need in the Consortium: High**

## **2. Persons with Mental Illness**

### ➤ **Overview**

- Responsibility and accountability for mental health services in King County resides with the King County Regional Support Network ("RSN"), managed by the King County Mental Health, Chemical Abuse and Dependency Services Division ("MHCADS").
- In 2003, **34,893** adults and children were served in all service categories provided through the RSN, including outpatient services, HOST homeless services, PATH, crisis programs, residential boarding homes and West Seattle Psychiatric Hospital. **10,378** were children and **24,515** were adults.
- In 2003, **24,589** adults and children received Outpatient Services only, including those enrolled in the King County Mental Health Plan. **8,508** were children and **16,081** were adults.

### ➤ **Homelessness**

- **2,325** adults in the Outpatient programs (14.5% of the adults in those programs) had at least one episode of homelessness in 2003.

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<sup>13</sup> This number likely includes some duplicated counts of persons with DD served in the DESC shelter.

- In addition, **675** persons from the HOST and PATH programs had at least one episode of homelessness in 2003.

➤ **Assessment of Housing Need in the Consortium: High**

### **3. Persons with Chemical Dependency**

➤ **Overview**

- **5,398** adults received assessment, screening, case monitoring and outpatient treatment for chemical dependency in King County in 2003
- **1,310** youths received assessment, screening, case monitoring and outpatient treatment for chemical dependency in King County in 2003
- **1,862** adults received detox services only

➤ **Homelessness**

- **626** of the adults in outpatient treatment (11.6%) reported homeless.
- The Sobering Support Center reported **2000** unduplicated persons who stated that they had experienced at least one episode of homelessness in 2003.
- The WA State Alcohol and Drug Addiction Treatment and Support Act (“ADATSA”) Assessment Centers report that 25% of all persons assessed for treatment services state that they are homeless. In 2003, **1,700** persons assessed for treatment services were homeless.

➤ **Assessment of Housing Need in the Consortium: High**

### **4. Persons with HIV/AIDS**

➤ **Overview**

- The City of Seattle Human Services Department is the regional grantee and coordinator of the Housing Opportunities for Persons with Aids (“HOPWA”) program, a federally funded program providing resources to King, Snohomish, and Island Counties.

- The City of Seattle plans and implements HOPWA-funded programs and projects to provide housing assistance to low-income people disabled by AIDS, and their families, in collaboration with the AIDS Housing Committee, a Committee made up of governmental entities and community-based health and housing providers. King County HCD staff participate on the AIDS Committee, however, the majority of the housing need, as identified by this population, is for housing within the City of Seattle that is closer to the services.
- As of December 21, 2003, there were **5,444** persons in King County with HIV and AIDS
- 91%, or **4,935** persons were male; 9% or **509** persons were female
- 43%, or **2,334** persons were living with HIV, and 57%, or **3,110** persons were living with AIDS
- 85%, or **4,606** persons “reside” in the City of Seattle; 15%, or **838** persons “reside” in King County outside the City of Seattle

### ➤ **2003 HIV/AIDS Consumer Focus Groups Findings<sup>14</sup>**

- Across all focus groups, a significant number of participants indicated they had a history of homelessness or were at risk of homelessness
- For many participants, housing instability and homelessness were factors in their lives prior to their diagnosis with HIV or AIDS
- Nearly all participants were relying on, or in need of, some form of housing assistance
- Previous rental, credit and criminal histories continue to serve as barriers to accessing housing for many participants
- Current or former substance abuse continues to be a factor in many focus group participants’ lives. A significant number of participants identified strong concerns about living in neighborhoods or buildings with open drug activity.
- Participants said that waiting lists for permanent housing from public housing authorities and other providers can take many months or years. In the interim they rely on family, friends, shelters and transitional housing programs for housing.
- Participants had varying levels of understanding about the AIDS housing system and other community housing resources. Many relied solely on case managers to find housing and others were able to self-advocate.
- Many participants believe that eligibility for AIDS-dedicated housing should have broader eligibility to include persons with both HIV and AIDS.
- Participants’ primary concern was getting into and maintaining stable, affordable housing. The majority of participants said they would like to live independently in a convenient and safe neighborhood.

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<sup>14</sup> DRAFT – Seattle-King County HIV/AIDS Housing Plan 2004



- While the majority of persons with HIV/AIDS prefer housing in the City of Seattle, where services are provided, some participants expressed a preference for more affordable housing in King County outside Seattle. It appears that housing outside Seattle may work for some persons with HIV/AIDS who can live independently and manage transportation issues to get to their services in Seattle.

## ➤ **Assessment of Housing Need in the Consortium: Medium**

### **C. HOUSING NEEDS DATA – Renters and Rental Housing**

Data used in this section is from the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS: CHAS).

#### ➤ **1. Renter Households At or Below 30% of Area Median Income<sup>15</sup> (“AMI”) are the Most Severely Cost Burdened**

- 11.2% of the households at or below 30% of AMI in the Consortium are living in rental housing that is not affordable<sup>16</sup>, with a cost burden that is from 31% to 50% of household income (2,920 households in 2000).
- 51.9% of the households at or below 30% of AMI in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (13,533 households in 2000).
- In the small city sub-areas of the Consortium the percentage of households at or below 30% of AMI that are severely cost-burdened in those cities is extremely high (although the absolute numbers are much smaller than in the urban areas).
- In the urban areas of the Consortium the percentage of households at or below 30% of AMI that are severely cost-burdened is fairly even across the three sub-areas: North, South and East.

[Sub Area Comparison Chart 30%AMI here – detail maps by jurisdiction in Appendix]

<sup>15</sup> 30% of AMI was \$15,800 for a household size of two (2) in the year 2000.

<sup>16</sup> Housing is considered affordable if it is 30% or less of household monthly income, including heat and utilities.

➤ **2. Renter Households from 31% to 50% of AMI<sup>17</sup> Have a High Housing Cost Burden**

- 43.9% of the households from 31% to 50% of AMI in the Consortium are living in rental housing that is not affordable, with a cost burden that is from 31% to 50% of household income (10,097 households in 2000).
- 21.6% of the households from 31% to 50% of AMI in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (4,968 households in 2000).
- The percentage of renters from 31% to 50% of AMI that have a severe cost burden of more than 50% of income is the highest in the East Urban Sub-Area (40%), followed by the East Small Cities (29%), and the North Urban (27.7%)

[Sub-Area Comparison Chart 31-50% here –detail maps by jurisdiction in the Appendix]

➤ **3. Renter Households from 51% to 80% of AMI<sup>18</sup> Experience Some Degree of Housing Cost Burden**

- 29.3% of the households from 51% to 80% of AMI in the Consortium are living in rental housing that is not affordable, with a cost burden that is from 31% to 50% of household income (9,968 households in 2000).
- 3.5% of the households from 51% to 80% of AMI in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (1,191 households in 2000).
- The percentage of renters from 51% to 80% of AMI that have a severe cost burden of more than 50% of income is the highest in the East Urban Sub-Area (13.3%), followed by the North Urban Sub-Area (4%) and Vashon<sup>19</sup> (2.3%).

➤ **4. A Profile of Low- to Moderate-Income Renter Households in the Consortium by Race/Ethnicity:**

- There are approximately 83,096 low- to moderate-income renter households in the Consortium.
- 67% of the low-to moderate-income renter households are White.

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<sup>17</sup> 50% of AMI was \$26,300 for a household of two (2) in 2002.

<sup>18</sup> 80% of AMI was \$40,150 for a household of two (2) in 2002.

<sup>19</sup> Small related households are 2 to 4 person households.

- 9% of the low-to moderate-income renter households are Black/African American.
- .7% of the low-to moderate-income renter households are Hawaiian Native/Pacific Islander.
- 1.4% of the low-to moderate-income renter households are Native American/Alaska Native.
- 9% of the low-to moderate-income renter households are Asian.
- 8.7% of the low-to moderate-income renter households are of Hispanic/Latino ethnicity

➤ **5. Approximately 4% of Low- to Moderate-Income Renter Households of all Races/Ethnicity are Elderly Households with one Member who is at least 75 Years Old**



[Sub-Area Comparison Chart 51-80% here – detail maps by jurisdiction in the Appendix]

➤ **6. Housing Cost Burden and Household Types**

- Large related households are the least burdened by housing costs but are the most burdened by overcrowded living conditions.
- At 30% of AMI and below, single-person households and unrelated households are the most severely cost burdened households type (64.1%), followed by small related households (51.4%) and elderly 1 & 2 member households (46.9%).
- At 31% to 50% of AMI, elderly 1 & 2 member households are the most severely cost burdened (27.7%), followed by single-person and unrelated households (26.3%), and to a lesser degree, small related households (18%).
- At 51% to 80% of AMI, elderly 1 & 2 member households are the most cost-burdened (11.9%), and to a lesser degree, single-person and unrelated households (3.3%), and small related households (2.3%)

[Bar Charts]

➤ **7. Assisted Housing Inventory (Housing Developed with a Public Subsidy)** Please note that there is some overlap of Tax Credit and King County Housing Finance Program Projects, as some projects contain both funding sources.

**a) Washington State Housing Finance Commission Tax Credit Projects in Service as of March 2003**

1) North Urban Area

Projects: 8  
Total Units: 358

2) East Urban Area

Projects: 13  
Total Units: 889

3) South Urban Area

Projects: 33  
Total Units: 3,532\*

\*4 times the number of units in the East Urban Area

**b) King County Housing Authority**

**Section 8 Vouchers**

1) North Urban Area

388 vouchers

2) East Urban Area

1,244 vouchers

3) South Urban Area

6,137\* vouchers

\*5 times the number of vouchers in the East Urban Area

**Public Housing Units**

1) North Urban Area

487 units

2) East Urban Area

496 units

3) South Urban Area

2,238\*

\*4 times the number of vouchers in the East Urban Area

**c) Renton Housing Authority**

**Section 8 vouchers**

262 vouchers originated by RHA

298 vouchers ported in to Renton (largely from the City of Seattle)

**Public Housing Units**

467 units owned & managed by RHA

**d) King County Housing Finance Program – projects funded with Consortium federal funds and local affordable housing funds (that also serve the City of Seattle)**

1) South Region

94 projects

2) N/E Region (ARCH)

50 projects

3) Balance of N/E Region

21 projects

4) Vashon

5 projects

5) Seattle

15 projects

- **8. The South Urban Sub-Area has the Largest Number of Rental Units Affordable to Households at 30% of AMI and below (approximately 7,040 units), with 2 times as many Units as the East Urban Sub-Area.**

**[30% chart]**

- **9. The South Urban Sub-Area has the Largest Number of Rental Units Affordable to Households at 50% of AMI and below (approximately 36,092 units), with 5.5 times as many Units as the East Urban Sub-Area (6,339).**

**[50% chart]**

- **10. The South Urban Area has the Largest Number of Rental Units Affordable to Households at 80% of AMI and below (approximately 70,406 units), with 2.2 times as many Units as the East Urban Sub-Area (31,793).**

- **11. The Consortium has a Deficit of Rental Housing Units Affordable to Households at 30% of AMI and Below, as well as Households from 31% of AMI to 50% of AMI.**

- Rental units are occupied by households at a different income level than the level of affordability of a unit an average of 50% of the time.
- The Consortium does not have an adequate stock of units affordable to households at 30% of AMI and below, and 6,482 of the units that are affordable at that income level are occupied by households at higher income levels, resulting in a deficit of **19,052** units.
- The Consortium technically does have an adequate number of units affordable to households from 31% to 50% of AMI<sup>20</sup>; however 21,559 of the units that are affordable at that income level are occupied by households at other income levels, resulting in an overall deficit of **5,851** units.
- The Consortium has a surplus of units affordable to households from 51% to 80% of AMI in the amount of **7,398** units.

**[Table here]**

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<sup>20</sup> This means that the number of units that are affordable to households from 31% to 50% of AMI currently exist are the same or greater than the number of households from 31% to 50% of AMI.

## **D. HOUSING NEEDS DATA – Owners and Owner Housing**

- **1. There are far fewer very low- and low-income<sup>21</sup> home owners than renters in the Consortium (about 40% fewer owners than renters at the lower income levels)**
- **2. The Consortium has about two (2) times as many very low- and low-income home owners in the Consortium than in the City of Seattle.**
- **3. The home owners at the lowest income levels in the Consortium are severely cost-burdened.**
  - 16.6 % of owner households at or below 30% of AMI are paying housing costs that are not affordable, with a cost burden that is from 31% to 50% of household income (2,102 households in 2000); 56.5% of the owner households at this income level have a severe cost burden that is more than 50% of household income (7,157 households in 2000).
  - 24.5 % of owner households from 31% to 50% of AMI are paying housing costs that are not affordable, with a cost burden that is from 31% to 50% of household income (4,137 households in 2000); 33.4% of the owner households at this income level have a severe cost burden that is more than 50% of household income (5,639 households in 2000).
  - 32.9 % of owner households from 51% to 80% of AMI are paying housing costs that are not affordable, with a cost burden that is from 31% to 50%

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<sup>21</sup> Very low-income is at or below 30% of AMI; low-income is at or below 50% of AMI

of household income (12,740 households in 2000); 15.5% of the owner households at this income level have a severe cost burden that is more than 50% of household income (6,002 households in 2000).

[All Consortium Chart Here]

➤ **4. A Profile of Low- to Moderate-Income Home Owner Households (households at or below 80% of AMI) in the Consortium by Race/ Ethnicity**

- There are approximately 68,277 low- to moderate-income owner households in the Consortium
- 85% of the low- to moderate-income home owner households are White.
- 2.5 % of the low-to moderate-income households are Black/African American.
- .5% of the low-to moderate-income households are Native Hawaiian/Pacific Islander.
- 1% of the low-to moderate-income households are Native American/Alaska Native.
- 8% of the low-to moderate-income households are Asian.
- 3% of the low-to moderate-income households are Hispanic/Latino.

➤ **5. Approximately 7% of the Low- to Moderate-Income Households of all Races/Ethnicity are Elderly Households with one Member who is at least 75 Years Old**

➤ **6. In the Major Urban Areas, the East Urban Sub-Area has the Highest Percentage of Severely Cost Burdened Low to Moderate-Income Home Owners, followed by the North Sub-Area**

➤ **7. The South Urban Area has the Highest Percentage of Affordable Owner Housing Stock of the Major Urban Areas**

[Sub-Area Comparison Charts]

➤ **8. Skykomish and the South Small Cities have the Highest Percentage of Affordable Owner Housing of the Small City Areas**



## **E. HOUSING CONDITION – Renter and Owner Housing**

Data used in this section is 2000 Census Data unless otherwise noted.

### **➤ 1. A Small Percentage of the Housing Stock in the Consortium is Extremely Old**

- 4.5% of the housing stock in the Consortium was built prior to 1940; whereas, in the City of Seattle 32% of the housing units were built prior to 1940.
- 14.4 % of the housing stock in the Consortium was built between 1940 and 1960.
- The South Urban Sub-Area has the largest stock of older housing in the Consortium, with 2.3 times as much housing built in the 1940's and earlier, and about 20,000 more units built prior to the 1970's than the East Urban Sub Area.

### **➤ 2. A Small Percentage of the Housing Stock in the Consortium is in Poor Condition**

- Less than one (1) percent of the housing stock in King County lacks complete plumbing or kitchen facilities.
- Census tract # 328 containing the rural City of Skykomish is the one census tract in the Consortium where the percentage of housing units in poor condition is significantly higher (4%).
- Less than 3% of the housing stock in King County has a value lower than \$100,000, with less than 1% below \$50,000. Low value is often an indicator of poor housing condition and the small percentage of housing units with low

value indicates that the substantial majority of the housing stock is in reasonable condition.

## **F. AFFORDABLE HOUSING NEEDS – STAKEHOLDER INPUT**

### **➤ 1) Top Six Rating of Affordable Housing Activities by Stakeholders Consortium-wide (in rank order preference)**

- #1 - Acquisition and rehabilitation of market rate rental housing to result in units affordable to households at or below 30% of AMI
- #2 - Permanent housing for special needs populations including the elderly, frail elderly, households with disabilities and homeless households
- #3 - Acquisition and rehabilitation of market rate rental housing to result in units affordable to households from 31% to 50% of AMI
- #4 - New construction of rental housing for households at or below 30% of AMI
- #5 - Preservation of existing affordable housing at risk of conversion to market rate housing
- #6 - Mixed-income and/or mixed-use housing projects that complement local redevelopment plans

### **➤ 2. Top Six Ratings by Sub Area<sup>22</sup>**

- The South Urban Sub-Area had the same ratings as above with the following exception: Acquisition and rehabilitation of market rate rental housing to result in units affordable to households from 51% to 80% of AMI was rated in the top 6 and “mixed income and or mixed-use housing” was not.

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<sup>22</sup> We only received an adequate number of responses to determine sub-area ratings from the East and South Urban Sub-Areas

- The East Urban Sub-Area had the same ratings as above with the following exception: Home ownership housing for households at or below 80% of AMI was rated in the top 6 and “new construction” was not.

### ➤ **3. Other Stakeholder Responses for Affordable Housing**

- Nearly 88% of respondents felt that the Consortium should seek to acquire property for affordable housing located in areas targeted for future transit or higher density development.
- 71% of respondents felt that the Consortium should engage in activity to prevent predatory lending and assist victims of predatory lending practices and fraud that may stand to lose their home.
- Focus group participants encouraged the Consortium to explore making pre-development funds available and to be flexible about the need for housing developers to have “development reserves” that are adequate to cover pre-development costs.
- Focus group participants encouraged the Consortium to have underwriting policies that allow projects to survive in difficult economic cycles, that allow projects to be high in quality from the start so that capital expenses will be minimized down the road and that allow projects to have reserves adequate to get the project through the entire period of commitment.
- Focus group participants stressed the fact that more supportive services are needed to help the lowest income households be successful in permanent housing. Several participants echoed the concern that households fall through the cracks and go back into homelessness without adequate support, counseling and coordination among agencies.

## **G. HOMELESSNESS NEEDS DATA\***

\*Please note that the complete homelessness needs assessment for our region is being conducted by the Committee to End Homelessness, and will be published later this year in the Committee's "Ten Year Plan to End Homelessness". The Committee to End Homelessness is the official Continuum of Care planning entity for the Consortium. When that plan is published it is incorporated by reference into the "King County Consortium's Consolidated Housing and Community Development Plan". A short data overview and needs assessment is included herein for strategic planning purposes.

- **1. It is estimated that 7,980 people are homeless on the streets, in shelters and transitional housing programs on any given night<sup>23</sup>**
  - 1,500 persons are estimated to be living, unsheltered, in the Consortium.
  - 905 persons were living in shelters or transitional housing in East, North and South King County.
  - 46% of persons in shelters and transitional housing inside Seattle indicated that their last permanent address was outside of Seattle<sup>24</sup>.
- **2. Crisis Clinic's Community Information Line reported 14,963 calls in 2003 from individual identifying themselves as homeless.**

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<sup>23</sup> The 2003 Annual One Night County of People who are Homeless in King County, WA.

<sup>24</sup> *Strategies for Reducing Chronic Street Homelessness*. HUD. Prepared by Walter R. McDonald & Associates and The Urban Institute.

- **3. The Consortium's primary homelessness prevention program, the Housing Stability Program<sup>25</sup>, has had to turn away an average of 650 eligible households for the last four years due to inadequate funds to serve everyone in need.**
- **4. Public Health of Seattle and King County estimates that there are approximately 4,900 persons in King County who meet the HUD definition of chronically homeless: single adults with disabling conditions who have been continually homeless for a year or more, or have had 4 or more episodes of homelessness in the past 3 years.**
- **5. The 2002 transitional housing and emergency shelter survey reported 45% of all individuals from all household types having at least one (1) disability; among single adults only the percentage with at least one (1) disability is 76%<sup>26</sup>.**
- **6. People of color are significantly over-represented in the homeless population, comprising about 20% of the general population in King County, but 61% of the homeless population.**
- **7. In King County a person must earn well above the minimum wage to be able to afford an apartment: \$17.75 an hour to afford a modest two-bedroom apartment at \$745 per month, and \$11.90 an hour to afford a modest studio apartment at \$500 per month.**

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<sup>25</sup> The Housing Stability Program provides emergency monetary assistance to renters and homeowners at risk for losing their home.

<sup>26</sup> *Scope of the Problem*. Committee to End Homelessness in King County. [www.cehkc.org](http://www.cehkc.org).

## H. HOMELESSNESS NEEDS - STUDIES AND REPORTS

- **1. A homeless study in the Bay Area of California found that a focus on funding emergency shelters rather than systemic solutions allows a homeless problem to persist<sup>27</sup>**
  - The same study looked at the literature of foundations and experts and cites the most effective strategies to end homelessness: prevention programs, including emergency assistance and crisis intervention; community-wide planning, including discharge planning from foster care, healthcare and jails; permanent affordable housing initiatives, and funding advocacy and public education campaigns.
  - The study showed that homeless people living in supportive housing significantly reduce their use of shelters, hospitals and jails, resulting in savings of \$16,281 per supportive housing unit per year.
- **2. A recent study conducted for HUD identified “Housing First Models” as a new strategy that is making significant progress towards reducing chronic street homelessness<sup>28</sup>**
  - Housing First Models move individuals from chronic street homelessness directly into permanent supportive housing; break the link between housing and service use/acceptance; allow for “harm reduction” conditions where

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<sup>27</sup> *Ending Bay Area Homelessness: the Philanthropic Role.* The Bay Area Foundation Advisory Group to End Homelessness.

<sup>28</sup> See Note 11.

sobriety is preferred but not required; restructures outreach activities and creates focused discharge planning from jails and mental health facilities.

➤ **3. The Corporation for Supportive Housing, a national support center, reports that 80% or more of mentally ill residents remain housed 12 months after entering supportive housing**

➤ **4. The Planning Priorities of the King County Committee to End Homelessness are:**

- a) Prevention of Homelessness through accessible emergency services to at-risk households, adequate, stable housing and accountable mainstream systems.
- b) Moving People from Homelessness Directly to Housing with relevant services ("Housing First").
- c) Build the Public and Political Will to End Homelessness

## **I. HOMELESSNESS NEEDS – COMMUNITY INPUT**

- **1) Homelessness focus group participants cited five (5) primary reasons to explain why individuals/households become homeless:**
  - a) An inadequate safety net to help households at risk of homelessness – participants spoke of the need to place a greater emphasis on homelessness prevention
  - b) Labor market factors – not enough living wage jobs that make it possible to rent housing
  - c) An inadequate continuum of housing in all sub-areas of the Consortium
  - d) Screening practices of landlords and sometimes discrimination
  - e) Housing market factors – rent increases of the past years brought all market rate rents up exceedingly fast, where they have now leveled off but continue to be unaffordable to many households; not enough Section 8 for households who need it
- **Homelessness focus group participants also stressed the need to create strong links between affordable housing and supportive services and to increase funding for services and operations**
- **57% of the homelessness survey respondents thought that homelessness services should be prioritized over other human**



**services funded by the Consortium (60% of the South Urban Area; only 30% of the East Urban Area)**

- **58% of the homelessness survey respondents thought that homelessness prevention services should be prioritized over other types of homeless services (60% of the South Urban Area; 86% of the East Urban Area)**
- **Survey Respondents ranked emergency funds for rent and/or mortgage payments as the number one (1) priority for homelessness prevention, followed by funds for security deposit payments, and then counseling/case-management**
- **Survey Respondents thought that outcomes should be different for the different types of emergency shelter, with shelters that provide 1 to 3 months of shelter needing to be accountable for trying to help the clients move into more permanent housing**

## **J. HOUSING REPAIR (Owner Housing) NEEDS**

### **➤ 1. Top Four (4) Rating of Owner-Occupied Housing Repair Program Activities by Stakeholders**

- #1 - Major Home Repair Loans
- #2 - Small Grant Program for Emergency Health & Safety and Life Threatening Repair Needs
- #3 - Home Accessibility Modification Program for Renters with a Disability
- #4 - Mobile Home Repair Program

### **➤ 2. Top Four Ratings were the same in the East Sub-Area; the top three (3) were the same in the South Sub-Area, except that #4 was self-help home repair workshops on low- to moderate-income communities**

### **➤ 3. Housing repair survey respondents generally thought that the fund limits of the repair programs should be increased**

- 50% of respondents thought that the major home repair program limits should be increased.
- 77% of respondents thought that the Emergency/Small Grant Program Limits should be increased.

- 86% of respondents thought that the Home Accessibility Modification Program for Renters with a Disability should have a per-project limit; 58% of respondents thought the limit should be from \$3,000 to \$5,000.

➤ **4. Housing repair survey respondents thought that the mobile home grant program policies should be different for homes in “Agreement” Parks than for homes in “Non-Agreement” Parks<sup>29</sup>, with potential increases to the loan amount for homes in Agreement Parks**

- 81% of respondents thought that the Housing Repair Program should explore, develop and implement a strategy to replace mobile homes that have become obsolete in “Agreement” Parks (100% in South & East Sub-Areas).
- 92% of respondents thought that HOME and/or ADDI<sup>30</sup> funds should be used to help first-time homebuyers purchase new manufactured homes that replace obsolete homes (100% in South and East Sub-Areas).

➤ **5. 84% of the housing repair survey respondents thought that the Consortium should explore a comprehensive strategy to ensure the long-term affordability of “Agreement Parks”, including strategies to have parks owned by park residents (84% in the South also; only 34% of respondents in the East agreed with this strategy)**

➤ **6. 84% of the housing repair survey respondents thought that the Consortium should explore a waiver or regulatory change to allow the Consortium to provide assistance to low- to moderate-income condo owners for common area assessments that are unaffordable (67% in the South; 50% in the East)**

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<sup>29</sup> Agreement Parks are....

<sup>30</sup> American Dream Downpayment Initiative

## **K. COMMUNITY/ECONOMIC DEVELOPMENT NEEDS**

### **Human Services**

➤ **1. Top Six (6) Rating of Human Services Needs by Stakeholders Consortium-wide (in rank order)**

- #1 - Homelessness prevention
- #2 - Emergency food/food banks, including non-food needs such as diapers
- #3 - Health
- #4 - Persons with disabilities
- #5 - Seniors
- #6 - Households in shelters and transitional housing

➤ **2. In the South Sub-Area, the rating for services was similar (in rank order):**

- #1 - Homeless Prevention
- #2 - Emergency Food/Food Bank
- #3 - Seniors
- #4 - Youth
- #5 - Households in shelters and transitional housing
- #6 - Persons with disabilities

➤ **In the East Sub-Area, the rating for services was similar (in rank order):**

- #1 - Homeless Prevention
- #2 - Child Care
- #3 - Seniors

- #4 - Emergency Food/Food Bank
- #5 - Persons with disabilities
- #6 - Employment Training/Counseling

## **Community Facilities**

### **➤ 1. Top Four (4) Rating of Community Facility Needs by Stakeholders Consortium-wide (in rank order):**

- #1 - Neighborhood Multi-purpose Facilities, including food banks and other community services)
- #2 - Health Facilities
- #3 - Youth Facilities
- #4 – Facilities that serve Persons with Disabilities

### **➤ 2. In the South Sub-Area, the rating for community facilities was similar (in rank order):**

- #1 - Neighborhood Multi-purpose Facilities
- #2 - Youth Facilities
- #3 - Senior Facilities
- #4 – Facilities that serve Persons with Disabilities

### **➤ 3. In the East Sub-Area, the rating for community facilities was somewhat different (in rank order):**

- #1 - Child Care Facilities
- #2 – Facilities that serve Persons with Disabilities
- #3 - Neighborhood Multi-purpose Facilities
- #4 - Health Facilities

### **➤ 4. Fourteen (14) community facilities indicated that they will have needs for capital improvements over the next five years**

- Six (6) multi-purpose non-profit centers, including food banks
- Five (5) health/mental health/social service agencies
- Two (2) counseling centers
- One (2) senior center

### **➤ 5. Top needs of the 14 facilities over next 5 years (in order):**

- #1 - Operating funds to run their programs (94%)

- #2 - May need to add space to the current facility (47%)
  - #3 - May need to reconfigure existing space (40%)
  - #4 - May need renovations/improvements/upgrades to existing building systems (40%)
  - #5 - May need an additional service site (40%)
  - #6 - May need to vacate current site and move to a new location (27%)
  - #7 - Need to improve accessibility (20%)
- **6. 82% of CD/ED Survey Respondents indicated agreement with the concept that it would better if the Consortium coordinated in the area of funding for regional community facility projects.**

## **Public Infrastructure**

- **1. Top Two (2) Rating of Infrastructure Needs by Stakeholders Consortium-wide (in rank order):**

#1 - Replacement and/or improvement of failing septic & sewer systems, including paying assessments for low- to moderate-income households.

#2 - Development and/or improvement of street and sidewalks including accessibility improvements and safety improvements.

- **2. South Sub-Area Rating was the Same as Above**

- **3. East Sub-Area Rating (in rank order):**

#1 - Development and/or improvement of street and sidewalks including accessibility improvements and safety improvements.

#2 - Acquisition of park land and development of park property for recreational activities.

## **Neighborhood Revitalization Strategies**

- **1. 70% of Respondents to the Survey Thought that the Consortium Should Adopt a Strategy in the New Consolidated Plan to Pursue Neighborhood Revitalization Strategies in high poverty neighborhoods, as opportunities arise.**

## **Unincorporated King County Needs**

- **1. Community and Economic Development Needs are highest in the White Center CDP, the most concentrated area of poverty in the entire Consortium. Potential annexation areas of unincorporated King County with the highest concentration of lower income households are the highest priority for services, facilities, infrastructure projects and economic development.**

## **Economic Development**

- **1. Top Three (3) Rating of Economic Development Needs by Stakeholders Consortium-wide**

#1 - Assistance to increase job counseling and job training opportunities.

#2 - Direct economic development assistance to for-profit businesses, including small businesses, to create jobs.

#3 - Rehabilitation and/or improvements of publicly- or privately-owned commercial property.

- **2. South Sub-Area rating is the same as above**

- **3. East Sub-Area rating:**

#1 - Assistance to increase job counseling and job training opportunities.

#2 - Rehabilitation and/or improvements of publicly- or privately-owned commercial property.

#3 - Direct economic development assistance to for-profit businesses, including small businesses, to create jobs.

## **L. HOUSING AND COMMUNITY DEVELOPMENT NEEDS – PUBLIC INPUT**

➤ **1. The Top Four (4) Priorities of the Public (predominantly low- and moderate-income persons):**

#1 - Food banks, health clinics and alcohol/drug abuse services.

#2 - Help low-income people buy homes.

#3 - Job training and job counseling.

#4 - Emergency housing assistance to prevent homelessness (funds for emergencies to pay rent, mortgage, security deposits).

➤ **2. In the East Urban Area: the production of new affordable apartments was the #1 priority, followed by those listed above.**

➤ **3. In the South Urban Area: emergency housing assistance to prevent homelessness (funds for emergencies to pay rent, mortgage, security deposits) was the #1 priority, followed by those listed above.**

➤ **4. In the North Urban Area: food banks, health clinics and alcohol/drug abuse services was the #1 priority, followed by those listed above.**



- 5. In the East Small Cities Area: community centers for families, seniors and teens was #1, followed by those above.
- 6. In the South Small Cities Area: food banks, health clinics and alcohol/drug abuse services was the #1 priority, followed by helping low-income people repair their homes, community centers and safer sidewalks, street lighting and sewers.
- 7. On Vashon: helping businesses create jobs was #1, followed by community centers, and then all types of housing assistance (rental, owner, temporary for homeless, homeless prevention).

<h2><b>M. BARRIERS TO MEETING HOUSING AND COMMUNITY DEVELOPMENT NEEDS</b></h2>
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### **Affordable Housing**

- 1. The population with the greatest need for affordable housing are households at or below 30% AMI and units affordable to persons at or below 30% AMI are where we have the greatest deficit of units – these units are the most expensive and difficult to fund, requiring adequate subsidy to keep the units operational over time. In addition, this population often needs services paired with housing to be successful. Services are expensive and funds available for such services are scarce.
- 2. Inadequate up-front funding of units serving the lowest income households can be a factor that affects whether those units can be maintained over time.
- 3. Much of the existing housing stock in the private market that is affordable to lower income levels is occupied by households at higher incomes.
- 4. Ownership housing built in the private market is often extremely large and unaffordable to households at around and just above the median income for our region.
- 5. Inadequate wages continue to make housing hard to attain for many people in our region.
- 6. The elderly and persons with disabilities often have trouble accessing an appropriate level of services that is needed in order to be successful living independently in permanent housing.

- 7. A record of a conviction(s) or a prior problem tenancy(s) are often barriers to persons securing permanent housing.
- 8. Security deposits are often a barrier to households attaining permanent housing – the fact that Section 8 does not cover security deposits is often a barrier to securing housing.
- 9. Current regulations do not allow individual low- to moderate-income condominium owners to receive financial assistance for expensive condo common area assessments unless at least 51% of the residents of the condominium complex are low- to moderate-income. This is a barrier to serving the needs of many low- to moderate-income homeowners, given that condos are one of the only viable forms of affordable home ownership in many parts of the County.

## **Homelessness**

- 1. A “Housing First” model to move the chronically homeless and other homeless households directly into permanent housing with supportive services is a paradigm shift that some providers, businesses and residents may have a hard time embracing – advocacy and community-wide education will be needed to help make this shift.
- 2. The Public Services cap on CDBG funds can be a barrier to meeting the services needs of the community.

## **Community Development**

- 1. The Consortium’s structure for allocating funds can be a barrier to regional community facility projects that need a large investment of capital.
- 2. Many community facilities lack adequate operating funds to serve the neediest members of the community – there are inadequate sources for such operating funds.

## **N. ANALYSIS AND FINDINGS**

### **Demographics**

- 1. At the same time as median household income grew in the 1990's, poverty and the percentage of low-income households also increased. The lowest income households became worse off as rental and ownership housing prices accelerated through the 1990's.
- 2. Poverty in the Consortium is concentrated primarily in the South Urban Sub-Area.
- 3. Seattle's growth rate was well below the County growth rate in the 90's; at the same time the growth rate in the Consortium Urban Areas, and particularly the South Urban Area was much higher than the County growth rate – indicating some amount of migration from Seattle out to the Consortium, particularly to the South Urban Area in search of more affordable housing. King County housing authorities also report that a large number of Section 8 vouchers were “ported out” from Seattle to other areas in the County, primarily the South Urban Area.
- 4. The projected increase in the percentage of elderly residents over the next 10 years, as well as the increase in the percentage of persons with disabilities indicates that there is a need to plan for an adequate supply of special needs housing for these populations. This phenomenon also indicates that there is a need to work to further the concept of universal design in housing so that all housing is more useable by the widest range of persons, and allows people to stay in their housing longer as they age.
- 5. The increase in diversity and languages in the region indicates a need for greater cultural competency, including the availability of program

information in languages other than English, amongst all agencies serving the public.

## **Renter Housing Problems/Needs of Low- to Moderate-Income Renter Households**

- **1. 42,677 low- to moderate-income renter households in the Consortium (51% of all low- to moderate-income households) are paying more than 30% of their income for rent. 19,692 renter households are paying more than 50% of their income for rent. These households are at risk for homelessness if a major financial emergency occurs.**
  - The most severe housing cost burden (more than 50% of monthly income) is significant for 52% of renter households at 30% AMI and below.
  - A smaller housing cost burden of 31 to 50% of monthly income is significant for 44% of renter households at 31% to 50% of AMI.
  - A housing cost burden of 31 to 50% of monthly income is significant for 29% of households at 51% to 80% of AMI.
- **2. In absolute numbers, small households are the largest percentage of households with housing needs in the Consortium; however, the very large growth rate of large households in the 1990's and the fact that large households often have the longest wait time for subsidized housing indicates that there is a continuing need for large affordable housing units.**
- **3. The elderly are not as severely cost-burdened as other household types at 30% of AMI, but are the most cost-burdened at successive income levels, up to 80% of AMI, due to their fixed incomes, indicating a need for a range of affordable housing levels for the elderly.**
- **4. Singles and unrelated households are extremely cost-burdened at the lowest income levels.**
- **5. A strong emergency safety net is needed to help low- to moderate-income households stay in their housing when a financial emergency occurs.**
- **6. There is a need for housing that will take persons who have a record of incarceration and are working to overcome their prior incarceration and re-integrate themselves back into society.**
- **6. Stakeholder input and housing needs data indicate that highest need for rental housing funds are for new rental units serving households at 30% of AMI and below and for households from 31% to 50% of AMI.**

- **7. There is strong stakeholder support for a strategy that prioritizes the development of new units of housing that serve the lowest income households, including households with special needs; the preservation of existing affordable housing at risk of conversion to market rate housing; and mixed income and/or mixed use projects that contain priority housing units serving the lowest income levels.**
- **7. There is strong stakeholder support for a strategy that makes funds available to acquire land for priority affordable housing in areas that are slated for future transit or higher density development.**

## **Rental Housing Stock and Housing Market**

- **1. Although rental housing price increases have slowed in the past few years, real estate prices have continued to increase. Many households at the moderate- to median-income level and slightly higher would vacate their rental housing, often rental housing that is affordable to lower income levels, and move into affordable ownership housing if there were more affordable ownership opportunities; consequently, it is important that the Consortium continue to work with the private market to encourage the development of affordable size single-family houses and other affordable ownership options, as well as affordable rental options at a range of income levels within privately developed projects.**
- **2. The South Urban Sub-Area of the Consortium has the vast majority of affordable assisted housing (publicly funded), as well as affordable market rate housing.**
  - Approximately 98% of the housing stock is affordable to households at 80% of AMI and below.
  - Approximately 67% of the housing stock is affordable to households at 50% of AMI and below.
  - Approximately 10% of the housing stock is affordable to households at 30% of AMI and below.
- **3. The South Urban Sub-Area has the oldest housing stock in the Consortium, with many apartment units in need of rehabilitation, maintenance of affordable rents, and, in some cases, more stable management.**
- **4. The King County Housing Authority HOPE VI Project at Park Lake Homes (now “Greenbridge”) in White Center is a priority project that addresses the need to revitalize deteriorating public housing stock in the South Urban Area and to revitalize the most distressed community in unincorporated King County, to integrate public housing residents into a new mixed-**

income community, and to diversify the housing stock in this area of concentrated poverty.

- 5. Given that the South Urban Sub-Area has by far the largest percentage of existing affordable units of housing in the Consortium and the oldest housing stock, new affordable housing projects in the South Urban Area should generally be acquisition and rehabilitation projects that rehabilitate existing rental housing and preserve it as affordable, and that yield at least a portion of rental units that are more affordable than the existing units being acquired.
- 6. The East Urban Sub-Area has the least amount of affordable housing of the three urban areas of the Consortium. The creation of new affordable apartments was the number one priority of the low- to moderate-income persons in the East Urban Area who participated in the public input process. The percentage of low-income households in this area that are cost-burdened is the highest of all the urban areas of the Consortium.
- 7. The North Urban Area follows the East Urban Area, with the second lowest percentage of units affordable to persons at or below 50% of AMI.
- 8. In order to actualize the framework Countywide Planning Policies' that address both regional and local efforts, and that require jurisdictions to work cooperatively to ensure that each sub-region has a fair share of affordable housing to meet the needs of the lowest income residents of the region, new construction of affordable rental housing should generally be focused in the East and North Urban Sub-Areas of the Consortium.

### **Owner Housing Stock and Housing Market**

- 1. Although there are fewer very low-income home owners than very low-income renters, there are still many very low-income home owners in the Consortium that have a severe cost burden and are at risk to lose their house if a financial emergency occurs.
  - an emergency safety net is needed to prevent loss of homes and homelessness
  - housing repair continues to be a need of these households who have no other resources available to take care of their home
  - these households are vulnerable to lenders who advertise easy solutions, such as consolidating debt and taking cash out of their home, often using fraudulent or other unscrupulous tactics at exorbitant costs that can place the household in jeopardy to lose their home
- 2. There is a need and there is stakeholder support for increasing the per-project funding limits in the housing repair program to allow adequate funds for rising repair costs.

- 3. There is strong stakeholder support for a new program that will allow the housing repair program to replace obsolete mobile homes in parks where the County has a long-term “Agreement” with the owner, and replace them with newer and nicer manufactured homes. This program may be combined with down-payment assistance to help new home buyers purchase the replacement homes. There is also strong support for long-term strategies to keep “Agreement” parks affordable beyond the term of the agreements.
- 4. There is a need and support from stakeholders for County staff to advocate for a waiver or regulatory change to allow for financial assistance to pay for condo common area assessments for low- to moderate-income condo owners even if the condo complex is not made up of at least 51% low- to moderate-income residents.
- 5. With real estate prices still increasing (although at a slower rate than the 1990’s), there is still a large affordability gap for moderate-income households who wish to purchase a home; there is a need for first-time home buyer assistance, especially to those households that are underserved in the private market.

## **Homelessness**

- 1. There is strong support from stakeholders, low- to moderate-income persons who participated in our public input forums (particularly South Urban Area residents), published studies and the Committee to End Homelessness in King County (our region’s Continuum of Care Planning Body) to make homeless prevention services a high priority.
- 2. The Consortium’s practices for investment of capital in homeless housing will be guided by the “*Ten Year Plan to End Homelessness in King County*”, which will be the regional Continuum of Care Plan. The *Ten Year Plan* is due to be released by the Committee to End Homelessness in King County (CEH) in late 2004. The CEH has adopted objectives for the *Ten Year Plan*, including a “Housing First” model for homeless housing. A “Housing First” model aims to pair homeless persons with services and permanent housing immediately. This model does not favor large investments in new shelters or new transitional housing unless the transitional housing allows “transitioning in place”. This model does not prohibit on-going operational and services assistance to existing shelters and transitional housing.

## **Community/Economic Development**

- **1. Priority Human Services, as established by the stakeholder and public input process:**
  - #1 - Homelessness prevention
  - #2 - Emergency food/food banks, including non-food needs such as diapers
  - #3 - Health
  - #4 - Disability
  - #5 - Seniors
  - #6 - Households in shelters and transitional housing
  - #7 - Youth
  - #8 - Child care
  - #9 - Employment training and counseling
  
- **2. Priority Community Facilities, as established by the stakeholder and public input process:**
  - #1 - Multi-purpose neighborhood facilities
  - #2 - Health facilities
  - #3 - Youth facilities
  - #4 - Facilities that serve persons with disabilities
  - #5 - Facilities that serve seniors (South Urban)
  - #6 - Child care facilities (East Urban)
  
- **3. There is stakeholder support for the Consortium to explore funding coordination mechanisms so that regional community facility projects can be funded by the Consortium.**
  
- **4. Priority public infrastructure needs, as established by the stakeholder and public input process:**
  - #1 - Replacement and/or improvement of failing septic and sewer systems, including paying assessments for low- to moderate-income households.
  - #2 - Development and/or improvement of street and sidewalks, including accessibility improvements and safety improvements.
  - #3 - Acquisition of park land and development of park property for recreational activities (East Urban Area).
  
- **5. There is strong support for the Consortium to have a strategy related to the development of Neighborhood Revitalization Strategies (NRS). King County will pursue a NRS in the White Center area of unincorporated King County.**



- **6. High poverty potential annexation areas in unincorporated King County are a priority for services, facilities, infrastructure projects and economic development. The White Center area, the area of highest poverty concentration in the County, including the KCHA HOPE VI project, is a high priority.**
- **7. Priority economic development activities, as established by the stakeholder and public input process:**
  - #1 - Assistance to increase job counseling and job training opportunities.
  - #2 - Direct economic development assistance to for-profit businesses, including small businesses, to create jobs.
  - #3 - Rehabilitation and/or improvements of publicly- or privately-owned commercial property.

## **V. LEAD PAINT**

- **The Washington State Department of Health reports that a small percentage of children who are tested for lead are found to have elevated lead levels**
  - From 1993 to 2003, 6,085 children statewide were tested for lead; 153 children or 2.5% of those tested, had elevated lead levels
  - In 2003, 953 children statewide were tested for lead; 11 children or 1.15% of those tested in 2003, had elevated lead levels
- **Housing Stock**
  - About 50% of the housing stock in all of King County was built prior to 1970 and may contain lead paint.
  - The Consortium generally has newer housing stock than the housing stock in the City of Seattle; therefore, in the Consortium about 36% of the housing stock was built prior to 1970 and may contain lead paint.
  - The Consortium estimates that about 25% of the housing stock that may contain lead paint is occupied by low- to moderate-income households (about 9% of all the housing stock in the Consortium).
- **Consortium Actions to Reduce Lead Paint Hazards**
  - 1) King County has participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation. The

legislation was signed by the governor and effective as of June 10, 2004. The legislation created Washington State eligibility for federal lead hazard reduction funds.

2) King County participates in a Western Washington networking group that discusses home repair issues, including lead hazards and lead legislation.

3) The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the Consortium, requires all projects to comply with lead paint requirements.

4) The King County Housing Repair Program, which coordinates the Consortium's home repair programs for existing ownership housing of low- to moderate-income households conducts lead hazard reduction work in-house. Three (3) staff persons are currently EPA-certified and soon to be Washington State-certified risk assessors; they conduct paint inspections and risk assessments of each home that is eligible for the program. If lead hazard reduction is required for a given home repair project, the hazard reduction work is incorporated into the scope of the rehabilitation work to be done on the home. Staff monitor the lead hazard reduction work and perform "clearance" inspections when required.

## **VI. DISPLACEMENT and FEDERAL RELOCATION REQUIREMENTS**

This Section contains policies regarding displacement and relocation of residential tenants and businesses as a result of projects supported with public funds. These policies apply to all projects that receive County or Consortium funds, including both housing and community development projects. The level of relocation benefits provided to households and business who are displaced will vary depending on the sources of public funds that go in to an individual project.

Any agency considering a project involving a facility occupied by residential and/or business tenants must consult with King County's Relocation Specialist prior to submitting a funding application. Early consultation will assist the applicant in developing an adequate budget for relocation assistance benefits, staff time and any additional operating costs, as well as ensure that the applicant provides appropriate and timely notification to tenants to meet legal requirements for use of public funds.

### **➤ Displacement Practices For Consortium-Funded Projects**

It is the King County Consortium's policy to fund projects that minimize the displacement of people or businesses within the framework of the goals, objectives and strategies of the Strategic Plan. The King County Consortium supports strategies that may minimize the displacement of persons or businesses, such as the following:

- Acquiring and rehabilitating properties which are being voluntarily sold by an owner-occupant so that relocation is not the direct result of the project;
- new construction;
- projects which require only temporary relocation if relocation is needed;
- retention of buildings currently housing low- and moderate-income tenants;
- projects which allow existing tenants, who do not qualify for the project, to leave through attrition
- projects which will not cause increases in neighborhood rents and displacement as a result of cumulative impacts of CDBG or HOME investments in neighborhood

The Consortium recognizes that, given that acquisition and rehabilitation of rental units for households in the lowest income categories is a priority, displacement of existing tenants may be unavoidable for some projects. Such projects may include special needs housing where services will be provided on-site to special needs residents; housing developments using other fund sources that do not permit non-eligible households to remain in residence; and developments in higher income communities where buildings occupied exclusively by low- to moderate-income households are generally not available. Funding for projects that involve displacement will be evaluated on a case-by-case basis. The elements to be evaluated for Consortium-funded projects that will cause displacement include, but are not limited to, the following:

- 1) the public benefit of the project;
- 2) the extent and cost of relocation;
- 3) the feasibility of project alternatives that do not involve displacement of tenants.

### ➤ **Displacement In Projects Receiving Federal Funds - Federal Relocation Assistance Requirements**

The following relocation assistance benefits and procedures will be required when a project includes federal funds and is subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended ("URA") and/or Section 104(d) of the Housing and Community Development Act of 1974, as amended ("Barney Frank Amendment").

King County Housing staff are responsible for ensuring that requirements are met for notification and provision of relocation assistance, as described in the URA and The Barney Frank Amendment.

### **Uniform Relocation Act (URA)**

If a County-assisted federally funded activity involves acquisition of a property with existing residential or business tenants, the following URA notification and relocation assistance policies apply.

Prior to signing the purchase and sale agreement, the agency must inform the seller in writing that it does not have the power of eminent domain. The agency must also provide the seller with an estimate in writing of the fair market value of the property (i.e., an appraisal).

Any tenant (resident or business) in occupancy at the signing of the purchase and sale agreement is protected under the URA. All tenants must be notified in writing at the time the purchase and sale agreement is signed. This notice informs the tenant of the pending sale and of their rights under the URA. If the seller rents any vacant units between the signing of the purchase and sale agreement and closing the new tenant must be notified of the pending sale. All tenants must be kept informed of project activities and scheduling.

Tenants who are displaced are eligible for financial benefit. All displaced tenants receive moving costs. In addition, residential tenants who are permanently displaced are eligible for a rent differential payment for 42 months. Displaced businesses are eligible for a rent differential payment for 24-months. Tenants who are temporarily displaced are eligible for all reasonable out-of-pocket expenses related to the temporary move.

The URA also protects tenants who remain after an agency has acquired the property. If the rent of residential tenants who remain is increased as a result of the federal assistance, the increased rent may not exceed HUD's fair market rent. In addition, the new housing costs may not exceed 30% of the household's gross monthly income.

All tenants, whether they are eligible to remain in the project or are displaced, must be offered a decent, safe and sanitary unit. Any overcrowding must be addressed. Building codes determine occupancy limits, but King County typically permits no more than two persons per bedroom plus one additional person. An overcrowded household who is eligible to remain in a project must be offered a unit on site that accommodates their household size. If a unit is not available on site, they are considered displaced and eligible for relocation benefits necessary to

house them in a unit that accommodates their family size. All tenants who are not eligible to remain must be offered relocation benefits that allow them to relocate to a unit that is appropriate in size for their household.

### **Barney Frank Amendment**

If a County-funded, federally assisted activity involves demolition or conversion of low- and moderate-income housing, King County will ensure that all occupied and vacant occupiable low-income dwelling units are replaced as required by the Barney Frank Amendment. All replacement housing units will be provided within three years after the commencement of the demolition or conversion.

Before entering into a contract committing King County to provide funds for an activity that will directly result in demolition or conversion, King County will publish a notice in the regional or local newspaper and submit to HUD the following information in writing:

- A description of the proposed assisted activity;
- The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low-income dwelling units as a direct result of the assisted activities;
- A time schedule of the commencement and completion of the demolition or conversion;
- The location on a map and the number of dwelling unit by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, King County will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as it is available.
- The source of funding and a time scheduled for the provision of the replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a low-income dwelling unit for at least 10 years from the date of initial occupancy;
- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in King County.

➤ **Displacement in Projects Receiving Non-federal Funds or Seeking Relocation Plan Approval for Another Fund Source from the Consortium**

Please see the “Local Relocation Policies” section of the King County Consortium Practices and Guidelines.

<b>VII. MONITORING PLAN</b>
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### Level 1 – Long-term Outcomes

This is the broadest level of monitoring. At this level we will be assessing our impact on the long-term outcomes set by our 5 year Consolidated Plan. The assessment of long-term goals will generally not be done annually, and will depend on the indicator chosen in the Consolidated Plan.

### Level 2 – Annual Program Measures

At this level we will annually be monitoring such things as our timely expenditure rate, whether we are staying within the caps and spending the required percentage of CDBG funds on activities benefiting low- to moderate-income households, whether we are meeting our annual short-term output goals.

### Level 3 – Project Compliance Monitoring

- a) Working to ensure that our funded projects are in compliance with the regulations of the fund sources that they receive and that we are in compliance with CSD requirements for monitoring human services contracts

#### Compliance Monitoring Elements:

- Time schedule for each project
- Cross-program and cross-funder plan for sharing monitoring responsibility

- Applicable checklists and monitoring tool for projects in each program area as it relates to applicable fund source(s) – pre and post contract checklist to ensure that everything gets done in compliance with applicable guidelines/regulations
  - Inclusion of fair housing monitoring tool where possible (this is more of an educational monitoring tool)
  - Program monitoring manual
  - Site visit letters/forms for both pre-monitoring preparation and post-monitoring visit
- b) Working with the Consortium cities/providing technical assistance to ensure that they are monitoring themselves and their projects

## **VIII. ANTI-POVERTY STRATEGY**

Poverty is essentially an income issue related to living wage jobs and the economic health of communities, the region and the nation. Broad economic strategies and job creation programs are the primary responsibility of the federal and state governments. The Consortium is limited in the affect that we can have on the rate of poverty in our region.

The Consortium's goals and objectives primarily have an indirect affect on jobs and poverty. Most of our programs help to relieve economic burdens on households and support them in becoming more stable, and therefore, potentially more equipped to find work or higher-paying work; however these programs do not effect poverty without adequate living wage jobs. The Consortium communicates with, consults and plans with and often partners with a host of other public and private agencies that engage in work to help households move out of poverty, and in some cases to create jobs that will alleviate poverty.

### **Consortium – objectives and strategies that indirectly fight poverty and its effects:**

- Affordable housing units may decrease the rental cost burden on households and help to stabilize them; improved housing stock may make deteriorated areas more viable for economic development and new jobs
- Repair programs for home owners allow households to secure financing to fix their home through non-amortizing loans so that the household does not have to expend limited income on costly monthly loan payments; improved housing stock



may make deteriorated areas more viable for economic development and new jobs

- First-time homebuyer program allows low- to moderate-income households to gain equity in a home and begin to create some wealth
- Responsible lending education and remedy work helps to keep households from being stripped of the equity in their home
- Homelessness prevention programs help to keep households from being propelled into homelessness and losing their job
- Shelters, transitional housing and related services help households to get back on their feet, and, in many cases, stay employed, if homelessness occurs
- Permanent supportive housing helps formerly homeless households with a disability to become stable and perhaps secure a job in the future
- Improving the ability of health & human service agencies to serve our low- and moderate-income residents helps households to take care of emergency and crisis needs, as well as to plan for longer term needs for greater stability and the ability to move out of poverty
- Improving public infrastructure makes our communities healthier and/or safer and, in some cases, more viable for economic activities that can increase local jobs
- Neighborhood revitalization strategies will help to make high poverty, deteriorated neighborhoods in the Consortium attractive for new investments, and to create new jobs and economic opportunities
- Assisting small and/or economically disadvantaged businesses in predominantly low- to moderate-income communities with improvements to their commercial property may help to revive a deteriorated commercial area and retain or increase jobs
- Assisting low- to moderate-income persons in obtaining job skills and employment services helps households to find work or secure a better-paying job

### Consortium – objectives and strategies that directly affect job retention or creation:

- Directly assisting businesses with technical assistance, and/or financial assistance helps businesses to remain viable or expand to create new jobs

### Partnerships and Initiatives supported by King County and/or the Consortium:

- The King County Jobs Initiative is a means of reducing poverty by helping people get and keep jobs, currently serving residents of the highest poverty areas in South King County
- The Committee to End Homeless is developing a Ten Year Plan to End Homeless in King County.
- Growth Management Planning – the Growth Management Planning Council is working to plan for housing/jobs balance throughout the County so that jurisdictions' housing and employment targets correlate, and there is an adequate supply of affordable housing located in the proximity of jobs
- King County and the Consortium support the King County Housing Authority's effort to revitalize the distressed community of White Center, and to redevelop Park Lake Homes into a mixed-income community with public housing dispersed throughout. KCHA also secures grants and partners with a number of agencies to provide service resources for its residents, especially services that are designed to increase economic self-sufficiency.
- Project Lift Off is a community-wide partnership to increase the quality, quantity, accessibility and affordability of early childhood, child care and education initiatives – such initiatives can help children in poverty to succeed and get out of poverty



## IX. CITIZEN PARTICIPATION PLAN

### ➤ Citizen Involvement Guide

- The King County Consortium invites its citizens to participate in all of the planning processes for the allocation of federal, state and local funds for housing and community development programs, including the planning process for the HOME and CDBG Consortia Interlocal Cooperation Agreements.
- The King County Consortium publishes a “Citizen Involvement Guide” that is available on our web site at <http://www.metrokc.gov/dchs/csd/Housing/CitizenGuide.htm>, or can be obtained in the mail by contacting staff listed at the end of this section of the plan.

The Guide contains the following information:

- 1) An overview of the sources, use and administration of Consortium funds
  - 2) How funds are shared within the King County Consortium
  - 3) How the programs are administered
  - 4) An annual calendar of activities that includes fund application cyclus
  - 5) Contact names and phone numbers
  - 6) Other programs and resources that are available to the community
- The Consortium is preparing to launch the Citizen Involvement Guide in several languages other than English in 2005.

### ➤ **Availability of Funds for Housing and Community Development Objectives is Announced Every Year in Local Papers, on the Housing and Community Development Web Site and Through Notices to Stakeholders**

- Funds available for Community Development Objectives are announced every Spring, with applications due from April through July
- Funds available for Affordable Housing projects are announced every Summer, with applications due in September
- ESG and CDBG funds for homeless services are announced and available every two years in the Spring (May – July)

- The web site address for more information is:  
<http://www.metrokc.gov/dchs/csd/Housing/index.htm>

➤ **Consortium Provides Technical Assistance to Fund Applicants**

- Every Spring King County and Consortium Pass-Through Cities (large cities that receive a “pass-through” of federal funds to allocate through their city) organize application workshops at various locations in the County to provide technical assistance to potential applicants interested in applying for the funds. The workshops provide information about federal requirements, local priorities and instructions for applying for funds. Technical assistance may also be provided to individual applicants upon request.

➤ **Public and Stakeholder Input to the Consortium’s *Consolidated Housing and Community Development Plan***

- Every five years the King County Consortium produces a new *Consolidated Plan* that guides our use of federal and some state and local funds for affordable housing and community/economic development (see Introduction Section to this plan)
- The Consortium provides many opportunities for public and stakeholder input during the planning process and uses the input in the production of the plan’s “Needs Assessment” Section.
- Public Input forums are held at many locations in the County, especially in locations that facilitate input from low – to moderate-income members of the community. The locations of the public input forums are announced in local newspapers, on our website and through flyers sent to community-based agencies.
- Stakeholders are invited to participate in focus groups and/or surveys or other comparable forums to provide input to the development of the *Consolidated Plan*.

➤ **Public Review of the *Consolidated Housing and Community Development Plan***

- The public is invited to comment on the *Consolidated Plan* for a period of 30 days prior to its adoption by the King County Council. A notice of availability of the proposed new proposed *Consolidated Plan* is published in the legal section of the Seattle Times and other selected local newspapers, on the HCD website and through community-based agencies.

- The public is also invited to comment at the King County Council hearings where the *Consolidated Plan* is discussed and adopted. All comments that are submitted in writing or provided orally during the public comment period or at public hearings or meetings shall be considered in preparing the final plan. A summary of comments received, as well as the reasoning behind the rejection of any comments that are not accepted for inclusion in the *Consolidated Plan* will be included in the “Citizen Comments Section”.

## ➤ Changes to the *Consolidated Housing & Community Development Plan*

### ➤ Minor Changes

- Minor changes to the *Consolidated Plan* are edits and/or corrections that do not alter the purpose of intended beneficiaries of any of the “Strategies” adopted in the Strategic Plan section. These changes do not require public notice or a public comment period.

### ➤ Amendments

- Amendments to the *Consolidated Plan* are changes that:
  - 1) alter the purpose or intended beneficiaries of a strategy identified in the “Strategic Plan” section, but does not alter any of the annual accomplishment goals or the long-term goals of the major strategies; or
  - 2) adds or deletes a strategy in the “Strategic Plan”, but does not alter any of the annual accomplishment goals or the long-term goals of the major strategies
- Amendments will require public notice and an opportunity for the public to comment for 14 days prior to the King County Council action to adopt the amendment(s).

### ➤ Substantial Change

- Substantial changes to the *Consolidated Plan* are changes that alter the annual accomplishment goals and/or the long-term goals of the major strategies in the “Strategic Plan” section.

- Amendments will require public notice and an opportunity for the public to comment for 30 days prior to the King County Council action to adopt the amendment(s).

➤ **Availability of the adopted five-year *Consolidated Housing & Community Development Plan***

The adopted *Consolidated Housing & Community Development Plan* will be available on the Housing and Community Development web site:

[www.metrokc.gov/dchs/csd/Housing/Reports.htm](http://www.metrokc.gov/dchs/csd/Housing/Reports.htm), in a hard copy booklet available by mail from the Housing and Community Development Program office and at each library in the King County Public Library system.

➤ **Public Comment on the Proposed Use of CDBG Funds Each Year**

- Each Pass-through City in the Consortium holds public hearings in the fall on their proposed CDBG projects before the projects are adopted by their respective City Councils.
- For most cities in the north-east sub-region of the County, the public hearings in the fall also address funds that are set-aside for housing development through A Regional Coalition for Housing (ARCH). Specific housing development projects are then selected twice a year by ARCH for approval by each City Council.
- The Joint Recommendations Committee of the King County Consortium holds a public meeting in the late summer each year on the proposed projects to be awarded CDBG funds for the following year. This hearing also addresses the set-aside of funds for affordable housing through the King County Housing Finance Program. Specific housing development projects are then selected later in the year for JRC approval.

➤ **The King County Council Adopts a Budget for Use of Federal Housing and Community Development Funds Every Year**

- The Metropolitan King County Council appropriates a budget for the Consortium's CDBG, HOME and ESG funds to broad categories in November as part of its annual budget process.

➤ **Public Comment on Changes to Proposed Use of Funds for the Year**

- After the *Annual Action Plan* is submitted to HUD in mid-November each year, each Pass-through City and the County is responsible for providing citizens with reasonable notice in their local newspaper and an opportunity to comment whenever certain amendments (as specified below) to the *Annual Action Plan* are being proposed for CDBG, HOME or ESG funds.

➤ Minor Changes

- Minor changes, which would change the amount awarded to a project by less than 25% or would change the eligible activity or location but would not change the purpose, scope or intended beneficiaries, do not require public notice or Council action and are considered 'revisions'. The subrecipient requesting the minor change(s) will inform the County in writing before they are implemented.

➤ Amendment

- An amendment is defined as:
  - 1) changing the amount awarded to a project by 25%, plus or minus (unless the minus is merely the result of an under-run); or
  - 2) changing the purpose, scope or intended beneficiaries of a project; or
  - 3) canceling or adding a new project.

All amendments to adopted projects must be approved by the city or the Joint Recommendations Committee("JRC"), whichever body initially awarded the funds, and submitted for public comment for 14 days before they are submitted to HUD. Amendments that have been approved by the city or the JRC will be published in local newspapers for at least 14 days before they are implemented and the public will be invited to comment during the 14 day period. All public comments will be considered before implementation, and before the amendment is submitted to HUD.

- Amendments to the cities' CDBG projects, including housing development projects recommended by ARCH, can be adopted by the local jurisdictions through a consent agenda or regular Council meeting. Similarly, amendments to the County and Small Cities CDBG fund including housing development projects recommended by the Housing Finance Program,



can be adopted by the JRC at a regular meeting. The County will submit the changes to HUD as necessary.

➤ Substantial Change

- A substantial change is an amendment to the Annual Action Plan that changes the amount awarded to a CDBG or HOME funded project by more than 10% of the annual entitlement (approximately \$700,000 or more for a CDBG project and \$350,000 or more for HOME).
- All substantial changes are approved by the local jurisdiction that awarded the funds and subject to public comment for a period of 30 days before the County submits the change(s) to HUD.
- Substantial changes that are approved by a jurisdiction will be published in the regional and/or local newspaper for at least 30 days before they are implemented and the public will be invited to comment during the 30-day period. All public comments will be considered before implementation, and before the substantial change is submitted to HUD.
- All comments that are submitted either orally or in writing shall be considered in any substantial changes to the *Annual Action Plan*. A summary of comments made and how they influenced the plan, as well as the reasoning for comments that did not influence the plan will be attached to the substantial amendment. The County will submit the changes to HUD as necessary.

➤ Public Comment on Annual Program Performance

- A summary of the Consortium's annual *Consolidated Annual Performance and Evaluation Report (CAPER)*, which evaluates program performance for the prior year of activities, is published in the legal section of the *Seattle Times* newspaper in mid-March. The CAPER provides information on the performance of activities funded with CDBG, HOME and ESG funds. Copies of the CAPER are available on the Housing and Community Development web site: [www.metrokc.gov/dchs/csd/Housing/Reports.htm](http://www.metrokc.gov/dchs/csd/Housing/Reports.htm), and at the King County Housing & Community Development office.
- The public will also be invited to a meeting to review and comment on the CAPER report at least 15 days before it is submitted to HUD.

➤ **King County Housing & Community Development Office Staff  
Contacts**

- General office line 206-296-8672

- For information about the *Consolidated Plan*:

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- For information about the *Annual Action Plan*  
or the *Consolidated Annual Performance*  
*and Evaluation Report (CAPER)*:

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